ON DESIGN, LI

Architecture Planning Interior Design Structural Design

> Keith Nolan C -22541

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12" = 1'-0" PrintDate 0/14/2019 2:25:47 PM

T-1.0

101 SOUTH CANADA STREET

SITE STATISTICS		
<u>SITE SLOPE</u> :	2% AVERAGE	
SITE AREA:	13,050 SF	
SITE COVERAGE:	SQUARE FEET	PERCENT
BUILDINGS: LANDSCAPE: PAVED AREAS:	5,252 SF 4,357 SF: 3,441 SF NET	40 % 33 % 27 % GROSS
(E) HOUSE:	1,800 SF	1,942
PRIVATE DECKS: UNIT #1: UNIT #2:	NOT REQUIRED 76 SF 94 SF	
UNIT #3: <u>REQUIRED OUTDOOR</u> <u>OPEN YARD</u> :	97 SF 2,049 SF (1,958	REQUIRED)

625 CU YD FILL (2) 95 GALLON CARTS
(2) 95 GALLON CARTS
1,266 SF

GRADING:

NEW IMPERVIOUS

REPLACED IMPERVIOUS 1,371 SF CONDOMINIUM STANDARDS

2,334 SF

PER SBMC 27.13.060:

PARKING: 6 COVERED SPACES PROVIDED,

PER CH. 28.90.100

PRIVATE STORAGE EACH UNIT PROVIDED WITH SPACE: ENCLOSED GARAGE

UTILITY METERING: •

EACH UNIT IS SEPARATELY METERED. A WATER SHUT-OFF VALVE WILL BE PROVIDED FOR EACH UNIT. METERS ARE LOCATED SO ACCESS

525 CU. YD. EXCAVATION

THROUGH SEPARATE UNITS IS NOT REQUIRED. EACH UNIT WILL HAVE ITS OWN PANEL.

LAUNDRY FACILITIES: EACH UNIT HAS ITS OWN LAUNDRY ROOM

DISTRICTS:

PUBLIC IMPROVEMENT THE PROPOSED DENSITY IS CONSISTENT WITH THE R-2 ZONE DISTRICT

NOT PROVIDED AT THIS TIME

UNIT SIZE: EACH UNIT IS GREATER THAN 400 SF IN SIZE

OUTDOOR O.L.S. SHOWN ON THE SITE PLAN, LIVING SPACE: AS REQUIRED

STORAGE OF RECREATIONAL VEHICLES:

UNIT STATISTICS

BLDG "A"

GROSS SF	NET SF
1,058 SF	982 SF
1,040 SF	963 SF
2,098 SF	1,915 SF
508 SF	457 SF
	1,058 SF 1,040 SF 2,098 SF

BLDG "B"

'6 SF
2 SF
8 SF
39 SF
T SF
17 SF
22 SF

LINIT #2 /2 PDDM DUDLEY) CDOSS SE

SPRINKLERS

AN NFPA 13 AUTOMATIC FIRE SUPPRESSION SYSTEM IS REQUIRED FOR BOTH BUILDINGS UNDER SEPARATE PERMIT

CODE REQUIREMENTS

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1.	2016 CALIFORNIA RESIDENTIAL CODE (C.R.C.)
2.	CALIFORNIA ADMINISTRATIVE CODE 2016 (TITLES 24 & 25)
3.	2016 CALIFORNIA MECHANICAL CODE (2016 C.M.C.)
4.	2016 CALIFORNIA PLUMBING CODE (2016 C.P.C.)
5.	2016 CALIFORNIA ELECTRICAL CODÈ (2016 C.E.C.)
6.	2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

FEDERAL OSHA FEDERAL - AMERICANS WITH DISABILITIES ACT COUNTY AIR POLLUTION CONTROL DISTRICT REQ'TS

2016 CALIFORNIA ENERGY CODE 2016 CALIFORNIA ADMINISTRATIVE CODE 2016 CALIFORNIA FIRE CODE

CITY ORDINANCES

2016 CALIFORNIA REFERENCED STANDARDS CODE SANTA BARBARA CITY ZONING ORDINANCE "TITLE 30"

CONTACT INFORMATION

GEOTECHNICAL BEACON GEOTECHNICAL

OWNER: ED ST. GEORGE 831 CLIFF DRIVE #100 SANTA BARBARA, CA 93109

PO BOX 598

PO BOX 598

CA 93102

ATT: NOAH GREER

PHONE:(805) 451-2134

SECTIONS BLDG "B"

AGENT:

NET CE

ENGINEER: PO BOX 4814 PASO ROBLES, CA 93447 ATT: GREG MAKAY PHONE:(805) 239-9457 NOAH GREER ON DESIGN, LLC RRM DESIGN GROUP

ENGINEER: SANTA BARBARA, CA 93102 EMAIL:noah.ondesign@gmail.com

ARCHITECT: ON DESIGN, LLC SANTA BARBARA, ATT: KEITH NOLAN PHONE:(805) 896-8374 STRUCTURAL ASHLEY VANCE 210 E. COTA ST.

SANTA BARBARA, CA 93101 ATT: PAUL BELMONT PHONE:(805) 962-9966

10 EAST FIGUEROA ST., SUITE 200

SANTA BARBARA, CA 9310

PHONE:(805) 963-8283

ELECTRICAL JMPE

LANDSCAPE EARTH FORM

ENGINEER: 156 ALAMAR AVENUE # B

ARCHITECT: 1227 DE LA VINA ST #A

SANTA BARBARA, CA 93102

SANTA BARBARA, CA 931 02

PHONE:(805) 569-9216

PHONE:(805) 963-2006

	SHEET IND	EX	
T-1.0	TITLE SHEET	(B) A-8.1	SCHEDULES BLDG "B"
T-1.1	CONDITIONS OF APPROVAL	(B) M-2.1	1ST FLOOR MECHANICAL PLAN BLDG "B"
T-1.2	CONDITIONS OF APPROVAL	(B) M-2.2	2ND FLOOR MECHANICAL PLAN BLDG "B"
T-1.3	SOILS REPORT	A-9.1	ARCHITECTURAL DETAILS
T-1.4	SOILS REPORT	A-9.2	ARCHITECTURAL DETAILS
T-1.5	TITLE 24	S-1.1	STRUCTURAL TITLE SHEET
T-1.6	TITLE 24	S-1.2	STRUCTURAL SPECIFICATIONS
T-1.7	GREEN BUILDING STANDARDS	S-1.3	SPECIAL INSPECTIONS
T-1.8	GREEN BUILDING STANDARDS	(A) S-2.1	BLDG "A" FOUNDATION PLAN
PM-1	TENTATIVE PARCEL MAP	(A) S-2.2	BLDG "A" FLOOR FRAIMING PLAN
C-1	CIVIL TITLE SHEET	(A) S-2.3	BLDG "A" ROOF FRAMING PLAN
C-2	UTILITY PLAN	(B) S-2.1	BLDG "B" FOUNDATION PLAN
C-3	GRADING PLAN	(B) S-2.2	BLDG "B" FLOOR FRAMING PLAN
C-4	EROSION CONTOL PLAN	(B) S-2.3	BLDG "B" ROOF FRAMING PLAN
A-1.1	EXISTING SITE / DEMOLITION PLAN	S-3.1	STRUCTURAL DETAILS
A-1.2	PROPOSED SITE PLAN	S-3.2	STRUCTURAL DETAILS
(A) A-2.0	DEMOLITION PLAN BLDG "A"	S-4.1	STRUCTURAL DETAILS
(A) A-2.1	PROPOSED 1ST FLOOR PLAN BLDG "A"	S-4.2	STRUCTURAL DETAILS
(A) A-2.2	PROPOSED 2ND FLOOR PLAN "BLDG A"	S-5.1	STRUCTURAL DETAILS
(A) A-2.3	PROPOSED ROOF PLAN BLDG "A"	E-0.1	GENERAL NOTES, SYMBOLS, DIAGRAMS
(A) A-3.1	1ST FLOOR REFLECTED CEILING PLAN BLDG "A"	E-0.2	RESIDENTIAL FORMS
(A) A-3.2	2ND FLOOR REFLECTED CEILING PLAN "BLDG A"	E-1.2	ELECTRICAL SITE PLAN
(A) A-6.0	EXISTING EXTERIOR ELEVATIONS "BLDG A"	E-2.1	BUILDING "A" 1ST FLOOR ELECTRICAL PLAN
(A) A-6.1	PROPOSED EXTERIOR ELEVATIONS "BLDG A"	E-2.2	BUILDING "A" 2ND FLOOR ELECTRICAL PLAN
(A) A-6.2	PROPOSED EXTERIOR ELEVATIONS "BLDG A"	E-3.1	BUILDING "B" 1ST FLOOR ELECTRICAL PLAN
(A) A-7.1	SECTIONS "BLDG "A"	E-3.2	BUILDING "B" 2ND FLOOR ELECTRICAL PLAN
(A) A-7.2	SECTIONS " BLDG A"	P-0.0	PLUMBING TITLE SHEET
(A) A-8.1	SCHEDULES "BLDG A"	P-0.1	PLUMBING DETAILS
(A) M-2.1	MECHANICAL PLAN "BLDG "A"	P (A)-2.1	PLUMBING 1ST FLOOR PLAN BLDG "A"
(B) A-2.1	PROPOSED 1ST FLOOR PLAN "BLDG B"	P (A)-2.2	PLUMBING 2ND FLOOR PLAN BLDG "A"
(B) A-2.2	PROPOSED 2ND FLOOR PLAN "BLDG B"	P (A)-2.3	PLUMBING ROOF PLAN BLDG "A"
(B) A-2.3	PROPOSED ROOF PLAN "BLDG B"	P (B)-2.1	PLUMBING 1ST FLOOR PLAN BLDG "B"
(B) A-2.6	TRUSS PROFILES BLDG "B"	P (B)-2.2	PLUMBING 2ND FLOOR PLAN BLDG "B"
(B) A-3.1	1ST FLOOR REFLECTED CEILING PLAN BLDG "B"	P (B)-2.3	PLUMBING ROOF PLAN BLDG "B"
(B) A-3.2	2ND FLOOR REFLECTED CEILING PLAN BLDG "B"	P-3.1	PLUMBING ISOMETRICS
(B) A-6.1	PROPOSED EXTERIOR ELEVATIONS "BLDG B"	P-3.2	PLUMBING ISOMETRICS
(B) A-6.2	PROPOSED EXTERIOR ELEVATIONS "BLDG B"	L-1	LANDSCAPE LAYOUT PLAN
(B) A-7.1	SECTIONS BLDG "B"	L-2	IRRIGATION PLAN
(B) A-7.2	SECTIONS BLDG "B"	L-3	LANDSCAPE LIGHTING PLAN

LANDSCAPE DETAILS

PROJECT DESCRIPTION

PROPOSAL TO CONSTRUCT ONE NEW 2-STORY DUPLEX AND ONE 2ND STORY BEDROOM ADDITION AND EXTERIOR REMODEL TO AN EXISTING SINGLE FAMILY HOME ABOVE A NEW GARAGE. AN EXISTING 2-CAR GARAGE AND 3 EXISTING SHEDS ARE PROPOSED TO BE DEMOLISHED. A TOTAL OF 3 UNITS (1 EXISTING UNIT AND 2 NEW UNITS) ARE PROPOSED.

THE SITE CURRENTLY HAS ONE EXISTING SINGLE FAMILY HOME.

THIS PROPOSAL INCLUDES THE EXPANSION OF ONE EXISTING CURB CUT ON CARPINTERIA ST. AND THE REMOVAL OF ONE CURB CUT ON CARPINTERIA ST.

NOTE: THIS PROPOSAL WILL ABATE ALL VIOLATIONS IN ENF2016-01675.

- TWO STORAGE SHEDS THAT ENCROACH INTO THE SETBACK ARE TO BE DEMOLISHED.
- THE STRUCTURE ATTACHED TO THE REAR OF THE GARAGE THAT ENCROACHES INTO THE SETBACK IS TO BE DEMOLISHED.
- THE UNPERMITTED UNIT BEHIND THE GARAGE IS TO BE DEMOLISHED.

PROPOSED STORMWATER BMP'S INCLUDE PERMEABLE PAVING, SWALES.BIORETENTION.UNDERGROUND STORAGE & LANDSCAPING

PROJECT INFORMATION

APN: 017-231-016 PROJECT ADDRESS: 101 S. CANADA STREET SANTA BARBARA, CA OCCUPANCY: R-3 / U - PRIVATE GARAGES

CONSTUCTION TYPE: V-B

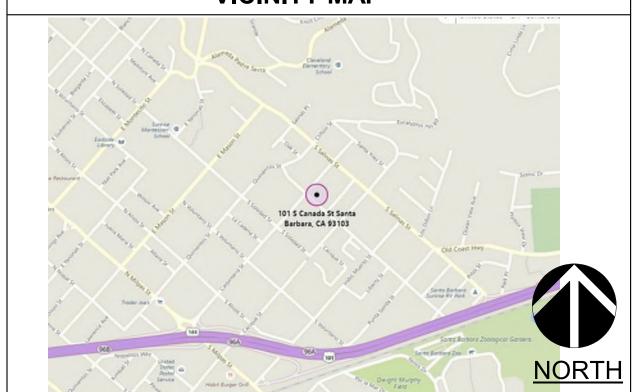
R-2 (SBMC TITLE 30) ZONE: LOT SIZE: 13,050 SF (.3 ACRES) RESIDENTIAL

MAX HEIGHT OF STRUCTURES: 30 FT ABOVE FINISH GRADE GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL (12 DU/ACRE)

PARKING REQUIREMENTS

PARKING REQUIRED PER SBMC 30.175:	COVERED /	UNCOVERED	
3 UNITS @ 2.0 / UNIT	3	3	
TOTAL REQUIRED =	3	3	
PARKING PROVIDED:			
3 - UNITS @ 2.0/UNIT =	6	0	

VICINITY MAP



CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 053-18
101 SOUTH CANADA STREET
TENTATIVE SUBDIVISION MAP
NOVEMBER 7, 2018

APPLICATION OF NOAH GREER OF ON DESIGN ARCHITECTS, AGENT FOR ED ST. GEORGE, PROPERTY OWNER OF 101 S. CANADA STREET, APN -017-231, 016, R-2 (TWO-UNIT RESIDENTIAL) ZONE, GENERAL PLAN LAND USE DESIGNATION: MEDIUM DENSITY RESIDENTIAL (12 DU/ACRE) (MST2016-00536)

The proposed project involves a one-lot subdivision for a three-unit condominium development including construction of a 4,176 square foot two-story duplex and a 631 square foot three-car garage on a 13,153 square foot lot. An existing 1,046 square foot single family residence would remain, and would be remodeled to include a 754 square foot second story addition above a new 457 square foot two-car garage and a one car carport. Approximately 525 cubic yards of cut and 635 cubic yards of fill is proposed.

The discretionary application required for this project is a Tentative Subdivision Map for a one-lot subdivision to create three (3) residential condominium units (SBMC 27.07 and 27.13).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15183.

WHEREAS, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak in favor of the application, and six people appeared to speak in opposition thereto, and the following exhibits were presented for the record:

- 1. Staff Report with Attachments, October 31, 2018
- 2. Site Plans
- 3. Correspondence received in opposition to or with concerns on the project:

a. Tony Longo

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

I. Approved the subject application, making the following findings and determinations:

A. ENVIRONMENTAL REVIEW

STAFF HEARING OFFICER RESOLUTION No. 053–18
101 SOUTH CANADA STREET
NOVEMBER 7, 2018

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continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.

- Required Private Covenants, Conditions and Restrictions (CC&Rs). The Owners shall record in the official records of Santa Barbara County either private covenants, conditions and restrictions, a reciprocal easement agreement, or a similar agreement which, among other things, shall provide for the following:
- a. Common Area Maintenance. An express method for the appropriate and regular maintenance of the common areas, common access ways, common utilities and other similar shared or common facilities or improvements of the development, which methodology shall also provide for an appropriate cost-sharing of such regular maintenance among the various owners of the condominium units.
- b. Garages Available for Parking. A covenant that includes a requirement that all garages be kept open and available for the parking of vehicles owned by the residents of the property in the manner for which the garages were designed and permitted.
- c. Parking Space Assignment. Two covered parking spaces shall be assigned to each Unit within the development.
- Landscape Maintenance. A covenant that provides that the landscaping shown on the approved Landscaping Plan shall be maintained and preserved at all times in accordance with the Plan. Such Plan shall not be modified unless prior written approval is obtained from the appropriate design review board. If said landscaping is removed for any reason without approval by the appropriate design review board, the owner is responsible for its immediate replacement.
- e. Trash and Recycling. Trash holding areas shall include recycling containers with at least equal capacity as the trash containers, and trash/recycling areas shall be easily accessed by the consumer and the trash hauler. Green waste shall either have containers adequate for the landscaping or be hauled off site by the landscaping maintenance company. If no green waste containers are provided for common interest developments, include an item in the CC&Rs stating that the green waste will be hauled off site.
- f. Public Improvement Districts. A covenant that includes a waiver to protest formation of public improvement districts.
- g. Covenant Enforcement. A covenant that permits each owner to contractually enforce the terms of the private covenants, reciprocal easement agreement, or similar agreement required by this condition.

STAFF HEARING OFFICER RESOLUTION NO. 053–18
101 SOUTH CANADA STREET
NOVEMBER 7, 2018
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The project has been found to be consistent with the General Plan. Therefore, the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 158183, based on the City staff analysis and the CEQA Certificate of Determination on file for this project.

B. THE TENTATIVE MAP (SBMC §27.07.100)

As described in Section V of the Staff Report, the Tentative Subdivision Map complies with the State Subdivision Map Act, meets all of the requirements of the City's Subdivision Ordinance, and is consistent with the City's adopted General Plan and Zoning Ordinance. The site is physically suitable for the proposed development because the maximum building height in the R-2 zone is 30' and the proposed buildings will be 24'-6" at its tallest point. The R-2 zone allows for a 13,050 square foot lot to be developed with three units and the proposed use is consistent with the vision for the East Side Neighborhood of the General Plan because it provides a multi-family project at a density of approximately 10 units per acre in the Medium density (12 units/acre) residential area. The design of the project will not cause substantial environmental damage and associated improvements will not cause serious public health problems. This is an in-fill development within an existing residential neighborhood and the proposed land use is similar to the surrounding area in the neighborhood. The design and type of development will not conflict with easements acquired by the public at large for access through or use of the property. The subdivision does not have frontage along natural public resources, therefore the project site does not provide access to any public natural resources.

C. NEW CONDOMINIUM DEVELOPMENT (SBMC §27.13.080)

- 1. There is compliance with all provisions of the City's Condominium Ordinance, as described in Section V of the Staff Report.
- The project complies with the physical standards for condominiums related to parking, private storage space, utility metering, laundry facilities, density, and outdoor living space requirements as described in Section V.C of the Staff Report.
- 2. The proposed development is consistent with the General Plan of the city of Santa Barbara, including the Land Use Element and Housing Element, as described in Section V.B of the Staff Report.

The project will provide infill residential development that is compatible with the surrounding neighborhood, as described in Section V of the Staff Report.

3. The proposed development is consistent with the principles of sound community planning and will not have an adverse impact upon the neighborhood's aesthetics, parks, streets, traffic, parking and other community facilities and resources as described in Section V of the Staff Report.

STAFF HEARING OFFICER RESOLUTION NO. 053–18
101 SOUTH CANADA STREET
NOVEMBER 7, 2018
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- C. Public Works Submittal Prior to Parcel Map Approval. The Owner shall submit the following, or evidence of completion of the following, to the Public Works Department for review and approval, prior to processing the approval of the Parcel Map and prior to the issuance of any permits for the project except a demolition or other appropriate (as determined by City staff) permit for work in anticipation of primary project improvements:
 - 1. Parcel Map. The Owner shall submit to the Public Works Department for approval, a Parcel Map prepared by a licensed land surveyor or registered Civil Engineer. The Parcel Map shall conform to the requirements of the City Survey Control Ordinance.
 - Water Rights Assignment Agreement. The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an Agreement Assigning Water Extraction Rights. Engineering Division Staff prepares said agreement for the Owner's signature.
 - 3. Drainage and Water Quality. The project is required to comply with Tier 3 of the Storm Water Management Plan (treatment, rate and volume). The Owner shall submit a hydrology report prepared by a registered civil engineer or licensed architect demonstrating that the new development will comply with the City's Storm Water Management Plan. Project plans for grading, drainage, storm water facilities and treatment methods, and project development, shall be subject to review and approval by the City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no significant construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants (including, but not limited to trash, hydrocarbons, fertilizers, bacteria, etc.), or groundwater pollutants would result from the project.
 - 4. Public Improvements. The Owner shall submit Public Works plans for construction of an ADA compliant diagonal access ramp at the corner of Carpinteria and Canada Streets and two driveway aprons per City Standard Details with one located on Carpinteria Street and the other on South Canada Street. Plans shall be submitted separately from plans submitted for a Building Permit, and shall be prepared by a licensed civil engineer registered in the State of California. As determined by the Public Works Department, the improvements shall include approximately10 linear feet of curb and gutter replacement with the demolished apron on Carpinteria Street and slurry seal a minimum of 20 feet beyond the limits of all trenching. Any work in the public right-of-way requires a Public Works Permit.
 - Agreement to Secure Public Improvements. The Owner shall submit an executed Agreement for Land Development Improvements, prepared by the Engineering Division. Owner shall submit an Engineer's Estimate, wet signed, and stamped by a civil engineer registered in the State of California, and shall

STAFF HEARING OFFICER RESOLUTION NO. 053–18 101 SOUTH CANADA STREET NOVEMBER 7, 2018

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The project is an infill residential project proposed in an area where residential development is a permitted use. The project is adequately served by public streets, will provide adequate parking to meet the demands of the project and will not result in traffic impacts because, once the minimal number of net new trips (1 AM an 1 PM peak hour) are added to the street network, there will not be an impact at any of the City's identified year 2030 impacted intersections. The project design has been reviewed by the City's Architectural Board of Review, who considered the Project Compatibility Criteria and determined the architecture and site design appropriate, as described in Section VII of the Staff Report.

D. ALTERNATIVE OPEN YARD DESIGN (SBMC §30.140.140.F)

- 1. The alternative open yard design allows for flexibility in site organization to promote a sense of openness on the site and a large approximately 2,000 square foot common shared open yard for outdoor living and enjoyment by all residents on the site.
- 2. Approval of the alternative open yard design will meet the purpose of the required open yard as described Section VI.A.1 of the staff report.

II. Said approval is subject to the following conditions:

- A. Order of Development. In order to accomplish the proposed development, the following steps shall occur in the order identified:
 - 1. Obtain all required design review approvals.
 - 2. Pay Land Development Team Recovery Fee (30% of all planning fees, as calculated by staff) at time of building permit application.
 - 3. Submit an application for and obtain a Building Permit (BLD) to demolish any structures / improvements that would conflict with the Final Map. A BLD may also be obtained to demolish non-conflicting structures/improvements and/or perform rough grading. Comply with condition F "Construction Implementation Requirements"
 - Submit an application for and obtain City Council approval of the Parcel Map and Agreements and record said documents.
 - 5. Permits following recordation of Parcel Map.
 - a. Submit an application for and obtain a Building Permit (BLD) for construction of approved development.
 - Submit an application for and obtain a Public Works Permit (PBW) for all required public improvements.
 - 6. Pay Inclusionary Housing In-Lieu Fee.

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101 SOUTH CANADA STREET
NOVEMBER 7, 2018

November 7, 2018
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submit securities for construction of improvements prior to execution of the Agreement.

- 6. Encroachment Permits. Any encroachment or other permits from the City or other jurisdictions (State, Flood Control, County, etc.) for the construction of improvements (including any required appurtenances) within their rights of way or easements shall be obtained by the Owner.
- D. **Design Review.** The project, including public improvements, is subject to the review and approval of the Architectural Board of Review (ABR). The ABR shall not grant project design approval until the following Staff Hearing Officer land use conditions have been satisfied.
 - Screened Backflow Device. The backflow devices for fire sprinklers, pools, spas and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building, as approved by the ABR.
 - Location of Dry Utilities. Dry utilities (e.g. above-ground cabinets) shall be
 placed on private property unless deemed infeasible for engineering reasons. If
 dry utilities must be placed in the public right-of-way, they shall painted
 "Malaga Green," and if feasible, they shall be screened as approved by ABR.
 - Trash Enclosure Provision. A trash enclosure with adequate area for recycling containers (at least 50 percent of the total area) shall be provided on the Real Property and screened from view from surrounding properties and the street.

 Dumpsters and containers with a capacity of 1.5 cubic yards or more shall not be placed within five (5) feet of combustible walls, openings, or roofs, unless
- Requirements Prior to Permit Issuance. The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.
- 1. Public Works Department.
 - a. Public Improvement Plans. Public Improvement Plans as identified in condition C.4 "Public Improvements" shall be submitted to the Public Works Department for review and approval. Upon acceptance of conceptual public improvement plans, a Building permit may be issued if the Owner has bonded for public improvements and executed the Agreement for Land Development Improvements.
 - Construction-Related Truck Trips. Construction-related truck trips for trucks with a gross vehicle weight rating of three tons or more shall

STAFF HEARING OFFICER RESOLUTION No. 053–18
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Details on implementation of these steps are provided throughout the conditions of

- B. Recorded Conditions Agreement. Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, except a demolition or other appropriate (as determined by City staff) building permit for work in anticipation of primary project improvements, the Owner shall execute an Agreement Relating to Subdivision Map Conditions Imposed on Real Property, which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder concurrent with the Parcel Map, and shall include the following:
 - 1. Approved Development. The development of the Real Property approved by the Staff Hearing Officer on November 7, 2018 is limited to three dwelling units and the improvements shown on the Tentative Subdivision Map signed by the Staff Hearing Officer on said date and on file at the City of Santa Barbara.
- 2. Uninterrupted Water Flow. The Owner shall provide for the continuation of any historic uninterrupted flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
- 3. Recreational Vehicle Storage Prohibition. No recreational vehicles, boats, or trailers shall be stored on the Real Property.
- 4. Landscape Plan Compliance. The Owner shall comply with the Landscape Plan approved by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan, including any tree protection measures. If said landscaping is removed for any reason without approval by the ABR, the owner is responsible for its immediate replacement.
- 5. Storm Water Pollution Control and Drainage Systems Maintenance. Owner shall maintain the drainage system and storm water pollution control devices in a functioning state and in accordance with the Storm Water BMP Guidance Manual and Operations and Maintenance Procedure Plan approved by the Creeks Division. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the Owner shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the

STAFF HEARING OFFICER RESOLUTION NO. 053–18
101 SOUTH CANADA STREET
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roadways.

2. Community Development Department.

a. Reduction of Paving. The applicant shall work with City
Transportation Planning staff to reduce the amount of paving accessible to vehicles within the front setback and front yard to be the minimum necessary for adequate vehicular maneuvering when entering or exiting the garages or carport.

not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m.

to 6:00 p.m.) in order to help reduce truck traffic on adjacent streets and

- b. Recordation of Parcel Map and Agreements. After City Council approval, the Owner shall provide evidence of recordation of the map and agreements to the Community Development Department prior to issuance of building permits for individual parcels.
- c. Tenant Displacement Assistance Ordinance Compliance. Submit evidence of compliance with the Tenant Displacement Assistance Ordinance (SBMC Chapter 28.89), including displacement assistance and right of first refusal.
- Design Review Requirements. Plans shall show all design, landscape and tree protection elements, as approved by the appropriate design review board and as outlined in Section D "Design Review," and all elements/specifications shall be implemented on-site.
- Conditions on Plans/Signatures. The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). A statement shall also be placed on the sheet as follows: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.



Architecture
Planning
Interior Design
Structural Design

Keith Nolan C -22541

SIGNLLC

P.O BOX 598 Santa Bar

CANADA STREET
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ANADA STREET, SANTA BARBAR
CONDITIONS OF APPROVAL

Project #

Project Manager

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<u>Designer</u> ^{le}

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Signed:		
Property Owner		Date
Contractor	Date	License No.
Architect	Date	License No.
Engineer	Date	License No.

Construction Implementation Requirements. All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction, including demolition and grading.

1. Construction Contact Sign. Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor's name, and telephone number, construction work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed 24 square feet if in a multi-family or commercial zone or six square feet if in a single family zone.

Construction Hours. Construction (including preparation for construction work) shall only be permitted Monday through Friday between the hours of 7:00 a.m. and 5:00 p.m. and Saturdays between the hours of 9:00 a.m. and 4:00 p.m., excluding the following holidays:

•		Contract to the Contract of th
New Year's Day		January 1st*
Martin Luther King,	Jr. Day	3rd Monday in January
Presidents' Day		3rd Monday in February
Memorial Day		Last Monday in May
Independence Day		July 4th
Labor Day		1st Monday in September
Thanksgiving Day		4th Thursday in November
Following Thanksgiv	ring Day Friday fo	llowing Thanksgiving Day
Christmas Day		December 25th*

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall montrost that Clarks - ----

STAFF HEARING OFFICER RESOLUTION No. 053-18 101 SOUTH CANADA STREET

NOVEMBER 7, 2018 PAGE 13

- All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Staff Hearing
- Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of
- Inclusionary Housing Fee. Submit evidence that the Owner has paid the required inclusionary housing fee of \$56,950.00 to the Community Development Department. Payment is due prior to issuance of a Certificate of Occupancy.
- Litigation Indemnification Agreement. In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of being notified of a lawsuit regarding the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent

III. NOTICE OF TENTATIVE SUBDIVISION MAP (INCLUDING NEW CONDOMINIUMS AND CONDOMINIUM CONVERSIONS) TIME LIMITS:

The Staff Hearing Officer action approving the Tentative Map shall expire three (3) years from the date of approval. The subdivider may request an extension of this time period in accordance with Santa Barbara Municipal Code §27.07.110.

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> procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out said construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.

- Construction Storage/Staging. Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Public Works Director with a Public Works permit.
- Construction Parking. During construction, free parking spaces for construction workers shall be provided on-site or off-site in a location subject to the approval of the Public Works Director.
- Air Quality and Dust Control. The following measures shall be shown on grading and building plans and shall be adhered to throughout grading, hauling, and construction activities:
- During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
- After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
- f. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution

STAFF HEARING OFFICER RESOLUTION No. 053-18 101 SOUTH CANADA STREET NOVEMBER 7, 2018 PAGE 14

This motion was passed and adopted on the 7th day of November, 2018 by the Staff Hearing Officer of the City of Santa Barbara.

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Staff Hearing Officer at its meeting of the above date.

Heidi Reidel, Commission Secretary

PLEASE BE ADVISED:

- 1. This action of the Staff Hearing Officer can be appealed to the Planning Commission within ten (10) days after the date the action was taken by the Staff Hearing Officer.
- 2. If the scope of work exceeds the extent described in the Modification request or that which was represented to the Staff Hearing Officer at the public hearing, it may render the Staff Hearing
- Officer approval null and void. 3. If you have any existing zoning violations on the property, other than those included in the
- conditions above, they must be corrected within thirty (30) days of this action. Subsequent to the outcome of any appeal action, your next administrative step should be to apply
- for Architectural Board of Review (ABR) approval and then a building permit.
- PLEASE NOTE: A copy of this resolution shall be reproduced on the first sheet of the drawings submitted with the application for a building permit. The location, size and design of the construction proposed in the application for the building permit shall not deviate from the location, size and design of construction approved in this modification.

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- Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.
- All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road dieselfueled vehicles. For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
- All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.
- Unanticipated Archaeological Resources Contractor Notification. Standard discovery measures shall be implemented per the City master Environmental Assessment throughout grading and construction: Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to. redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

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> If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the

- G. Prior to Certificate of Occupancy. Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:
 - Repair Damaged Public Improvements. Repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC \$22.60. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
 - 2. Complete Public Improvements. Public improvements, as shown in the public improvement plans or building plans, shall be completed.
 - New Construction Photographs. Photographs of the new construction, taken from the same locations as those taken of the story poles prior to project approval, shall be taken, attached to 8 1/2 x 11" board and submitted to the Planning Division.
 - Evidence of Private CC&Rs Recordation. Evidence shall be provided to the Community Development Department, Planning Division that the private CC&Rs required in Section B "Recorded Conditions Agreement" have been recorded.
- General Conditions.
- Compliance with Requirements. All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.
- Approval Limitations.
 - The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.

STAFF HEARING OFFICER RESOLUTION NO. 053–18



Architecture Planning Interior Design Structural Design

> Keith Nolan C -22541

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Project# Project Manager

Designer

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July 1, 2019 F-102117

St. George and Associates 831 Cliff Drive, Suite 100 Santa Barbara, CA 93109

Proposed Residential Structure and Detached Garage

101 South Canada Street Santa Barbara, California

Subject: Geotechnical Engineering Report

As authorized, we have performed a Geotechnical Study for the above referenced project. The accompanying Geotechnical Engineering Report presents the results of our subsurface exploration, laboratory-testing program and conclusions and recommendations for geotechnical engineering aspects of project design. Our services were performed using the standard of care ordinarily exercised in this locality at the time this report was prepared.

Based on our study, it is our opinion that the site is suitable for the proposed development from a geotechnical engineering standpoint provided the recommendations of this report are successfully implemented.

We have appreciated this opportunity to be of service to you on this project. Please call if you have any questions, or if we can be of further service.

Respectfully submitted, Beacon Geotechnical, Inc.

Greg McKay Project Manager

Copies: 3-St. George



Nicholas A. McClure Geotechnical Engineer

P.O. Box 4814 • Paso Robles, CA 93447 Phone: (805) 239-9457 • Fax: (805) 237-9098 • Email: beacongeotechnical@gmail.com

1. INTRODUCTION

F-102117

This report presents results of a Geotechnical Engineering Study performed for the proposed residence and detached garage project to be located in Santa Barbara, California.

1.1 <u>Description</u>

- 1.1.1. It should be noted that grading and foundation plans were not provided for the purpose of this report. Prior to any construction, this firm should review the grading and foundation plans to verify or modify the recommendations offered herein. We anticipate that the site will be developed by building at or near existing grade.
- 1.1.2. The proposed structures are assumed to be one (1) or two (2) stories of wood framed construction.
- 1.1.3. Structural considerations for maximum wall loads of 1.85 kips per square foot and maximum point loads of 25.0 kips were used as a basis for the recommendations of this report. If actual loads vary significantly from these assumed loads, Beacon Geotechnical, Inc. should be notified as re-evaluation of the recommendations contained herein may be required.

2 SCOPE OF WORK

- 2.1 The purpose of the geotechnical investigation that led to this report was to evaluate the soil conditions of the site with respect to the proposed development. These conditions include surface and subsurface soil types, expansion potential, settlement potential, bearing capacity, and presence or absence of subsurface water. The scope of our work included:
- Reconnaissance of the site.
- Drilling, sampling and logging of three (3) borings to investigate soils and groundwater conditions.
- Laboratory testing of soil samples obtained from subsurface exploration to determine their physical and engineering properties.
- Geotechnical analysis of the data obtained.
- Consultation with owner representatives and design professionals.
- Preparation of this report.

2.2 Contained in the report are:

- Discussions on local soil and groundwater conditions.
- Results of laboratory and field tests.
- Conclusions and recommendations pertaining to site grading and structural design.

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6 CONCLUSIONS AND RECOMMENDATIONS

The site is suitable for the proposed development from a geotechnical engineering standpoint provided the recommendations contained herein are properly implemented into the project.

6.1 General Grading

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- 6.1.1 Grading, at a minimum, should conform to Chapter 18, and any additional locally approved appendices relating to grading, of the 2016 California Building Code.
- 6.1.2 The existing ground surface should be initially prepared for grading by removing all vegetation, trees, large roots, debris, non-complying fill and all other organic material. Voids created by removal of such material should not be backfilled unless the underlying soils have been observed by a representative of this firm.
- 6.1.3 The bottom of all excavations should be observed by a
- representative of this firm prior to processing or placing fill. 6.1.4 Fill and backfill placed at near optimum moisture in layers with loose thickness not greater than eight (8) inches should be compacted to a minimum of 90% of maximum dry density obtainable by the ASTM D 1557 Test Method.
- 6.1.5 Import soils used to raise site grade should be equal to or better than on-site soils in strength, expansion and compressibility characteristics. Import soils can be evaluated, but will not be pre-qualified by the geotechnical engineering firm. Final comments on the characteristics of the import soils will be offered after the material is at the project site.
- 6.1.6 Roof draining systems should be designed so that water is not discharged onto bearing soils or near structures.
- 6.1.7 Final site grade should be such that all water is permanently diverted away from the structure and is not allowed to pond. The ground immediately adjacent to the building shall be sloped 5% for a minimum of ten (10) feet measured perpendicular to the face of the wall. All diverted water is to be directed to an approved drainage. Alternative grading methods can be found in 2016 California Building Code Section 1804.4.
- 6.1.8 It should be noted that uniform soil moisture conditions around the perimeter of the structure will help decrease the potential for differential swelling and heaving associated with expansive soils. Postconstruction care should be taken to create long-term landscaping and irrigation solutions that do not allow for frequent changes in soil moisture content or irregular application of water around the perimeter of the structure.

6.1.9 The above referenced site drainage conditions should be maintained over the course of the life of the structure. Proper long term performance of the foundation and building pad may be compromised

- if the surrounding site drainage and grading is adversely modified. 6.1.10 It is recommended that Beacon Geotechnical, Inc. be retained to provide intermittent geotechnical engineering services during site development, grading and foundation construction phases of the work to observe compliance with the design concepts, specifications and recommendations, and to allow design changes in the event that subsurface conditions differ from those anticipated prior to the start of construction.
- 6.1.11 Plans and specifications should be provided to Beacon Geotechnical, Inc. prior to grading. Plans should include the grading plans, and foundation details. Structural loads should be shown on the foundation
- 6.1.12 Should soils become unstable during grading due to excessive subsurface moisture, alternatives to correct instability may include aeration or the use of gravels and/or geotextiles as stabilizing measures. Recommendations for stabilization should be provided by this firm as needed during construction.
- 6.1.13 All water associated with drainage and runoff should not be discharged onto slope faces. All outflow of drainage structures and drainage facilities should be designed by the project Civil Engineer to minimize

6.2 Specific Site Development, Grading Pads, and Foundation Excavations

6.2.1 Due to the presence of low density soils at shallow bearing depths, overexcavation and recompaction of soils in the building areas (including covered deck areas) will be necessary to decrease the potential for differential settlement and to provide more uniform bearing conditions. Soils should be overexcavated to a depth of two (2) feet below the bottom of footings, five (5) feet below existing grade, or 75% of the deepest fill thickness, whichever is greater. The over-excavation should extend to a distance of five (5) feet beyond the building perimeter. The resulting surface should be scarified to a depth of one (1) foot, moisture conditioned and recompacted to a minimum of 90% of maximum dry density. The intent of these recommendations is to provide a minimum of two (2) feet of compacted soils below the bottom of all footings, and recompact the loose topsoil.

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3 SITE SETTING

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- 3.1 The site of the proposed development is located in Santa Barbara, California, with the approximate geographical coordinates 34°25'30.00"N and 119°40′21.50″W. See the Vicinity Map in Appendix A.
- 3.2 The site has two existing structures. One will be demolished and hauled offsite prior to preparing the site for the proposed new buildings.

4 SITE CONDITIONS

4.1 Soil Conditions

- 4.1.1 Evaluation of the subsurface indicates that soils are generally gray brown silty very clayey sand overlain by light brown silty clayey sand with gravel and cobbles and brown silty clayey sand.
- 4.1.2 Soils encountered at approximate bearing depths should be designed as Site Classification D in accordance with the local building code.
- 4.1.3 Expansion determination indicates that the bearing soils lie in the "Low" range.

4.2 <u>Groundwater</u>

4.2.1 Groundwater was not encountered to a maximum depth of fifteen (15)

5 SEISMIC HAZARDS

This portion of Central California is subject to significant seismic hazards from moderate to large earthquake events. Ground shaking resulting from earthquakes is the primary geologic hazard at the project site. Ground displacement resulting from faulting is a potential hazard at or near faults.

5.1 <u>Nearby Faults</u>

- 5.1.1 The site does not lie within an Earthquake Fault Zone identified on a State of California Earthquake Fault Zone Map.
- 5.1.2 Faults closest to the site, which would most affect the proposed project:

Nearby Active Faults	Approximate Distance (km)	Magnitude M _W
Mission Ridge Fault	2.8	6.8
Red Mountain Fault	5,7	7.4
Pitas Point Fault	8,5	7.3

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- 6.2.2 Any excavated material from foundation and septic or drainage systems should be properly recompacted in accordance with all the recommendations for engineered fill. Alternatively, excavated soil may be hauled off site when adequate placement area is not available at the project location.
- 6.2.3 Areas outside the building area to receive fill, exterior slabs-on-grade, sidewalks and paving should be overexcavated to a depth of one (1) foot below finish subgrade or existing grade whichever is deeper. The exposed surface should be scarified, moisture conditioned and
- 6.2.4 On-site soils may be used for fill once they are cleaned of all organic material, rock, debris and irreducible material larger than eight (8)
- 6.2.5 Although not encountered in our borings, should any trash, debris or subsurface structures be encountered during grading, removals will be necessary to adequate depths and horizontal limits as recommended by this firm at the time of grading.
- 6.2.6 Grading inspections shall be performed in accordance with the 2016 California Building Code Table 1705.6. See Appendix B for project specific grading observation requirements.

6.3 Slope Construction

- 6.3.1 All hillside grading and construction of fill slopes should conform to the minimum standards listed in Chapter 18 of the 2016 California Building Code. It is recommended that a representative of this firm review the grading plans prior to grading and site development.
- 6.3.2 Fill slopes should be keyed and benched into firm natural ground when the existing slope to receive fill is 10:1, horizontal to vertical, or steeper. The keys should be tilted into the slope, should be a minimum of one equipment width wide, and should extend a minimum of three (3) feet deep at the outside edge.
- 6.3.3 Fill slopes should be overfilled, compacted and cut back to planned configurations. This will yield better compaction on the slope faces than other methods.
- 6.3.4 Lined drainage swales and down drains should be provided at the tops of all cut and fill slopes to divert drainage away from the slope faces.
- 6.3.5 Cut and fill slopes should not be constructed steeper than 2:1 (horizontal to vertical). Setbacks of structures from slopes should be maintained as per the 2016 California Building Code.

5.2 <u>Liquefaction</u>

Earthquake-induced vibrations can be the cause of several significant phenomena, including liquefaction in fine sands and silty sands. Liquefaction results in a complete loss of strength and can cause structures to settle or even overturn if it occurs in the bearing zone. If liquefaction occurs beneath sloping ground, a phenomenon known as lateral spreading can occur. Liquefaction is typically limited to the upper 50 feet of the subsurface soils and to soils that have a relative density of less than 70%.

July 1, 2019

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5.2.1 Based on the quality and conditions of the in-place soils and the absence of groundwater in our boring explorations, it is our opinion that the potential for liquefaction and/or lateral spreading is low at this

5.3 Landslide Hazards

5.3.1 The site topography and exposed soils types indicate that the potential for landslides is minimal at this site. Furthermore, no evidence of previous landslides was observed at the site.

5.4 Seismic Design Parameters

The following estimated ground motion parameters have been established using the methods outlined in the 2016 California Building Code with reference to the acceleration contour maps provided by the U.S. Geological Survey (USGS) and the National Seismic Hazard Mapping Project (NSHMP). These ground motion parameters represent the Maximum Considered Earthquake (MCE) spectral response of seismic events experiencing 5 percent damped acceleration and having a 2 percent probability of exceedance within a 50 year period.

Parameter	Value	
Seismic Design Category	E	
Site Class	D	
Short Period Spectral Acceleration, Ss	2.870	
1-second period spectral acceleration, S ₁	1.008	
Short period site coefficient, Fa	1.000	
L-second period site coefficient, F _v	1.500	
Adjusted short period spectral acceleration, S _{ms}	2.870	
Adjusted 1-second period spectral acceleration, S _{m1}	1.512	
Short period design spectral acceleration, Sps	1.913	
1-second period design spectral acceleration, S _{D1}	1.008	

6.4 <u>Utility Trenches</u>

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- 6.4.1 Utility trench backfill should be governed by the provisions of this report relating to minimum compaction standards. In general, service lines inside of the property lines may be backfilled with native soils and compacted to a minimum of 90% of maximum dry density. Backfill of offsite service lines will be subject to the specifications of the jurisdictional agency or this report, whichever is more stringent.
- 6.4.2 A representative of this firm is to monitor compliance with these recommendations.

6.5 <u>Structural Design – Foundations</u>

- 6.5.1 Conventional continuous footings may be used for support of the
- 6.5.2 Footings should bear entirely into firm recompacted soils.
- 6.5.3 Based on the project expansive soil conditions, it is assumed that the footings will extend a minimum of eighteen (18) inches below lowest adjacent grade. The structural engineer of record may incorporate additional and/or alternative means of mitigating the expansive soils and should clearly state the design conditions on the project foundation plans and details.
- 6.5.4 Conventional continuous footings may be designed based on an allowable bearing value of 1850 psf.
- 6.5.5 Allowable bearing values are net (weight of footing and soils surcharge may be neglected) and are applicable for dead plus reasonable live 6.5.6 Bearing values may be increased by one-third when transient loads
- such as wind and/or seismicity are incorporated into designs using the alternate load combinations in 2016 California Building Code Section 6.5.7 Lateral loads may be resisted by soils friction on floor slabs and
- foundations and by passive resistance of the soils acting on foundation stem walls. Lateral capacity is based on the assumption that any required backfill adjacent to foundations and grade beams is properly
- 6.5.8 For structures to be constructed above slopes, the outside faces at the bottom of footings should provide a minimum horizontal distance of ten (10) feet from the slope face.
- 6.5.9 Conventional continuous footings for buildings where the ground surface slopes at 10:1, horizontal to vertical, or steeper should be stepped so that both top and bottom are level.

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Structural Design Keith Nolan C -22541

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6.5.10 Reinforcement of footings bottomed in soils in the "Low" expansion

depth of twenty-one (21) inches below lowest adjacent grade.

range should be designed by the Project Structural Engineer to

properly resist the effects of the expansive soil. Additionally, soils

should be presaturated to 120% of optimum moisture content to a

Active Case

At Rest Case

Passive Case

active pressure of 40 psf.

condition are shown below,

Max. Toe Pressure

Coefficient of Sliding Friction 0.34

6.9.2 Retaining walls extending greater than six (6) feet in height should be

6.9.3 It should be noted that where structural retaining walls would

6.9.4 In addition to the static soil pressures described above, it is important

Non-Expansive Granular Soil

Expansive Cohesive Soil

designed for an additional seismic horizontal line load of 32H2 (#/ft-of-

wall) assumed to be acting at a height of 0.33H (ft) above the base of

the wall, where H is the height of the wall in feet. This seismic

surcharge should be added to an active pressure design utilizing an

otherwise be designed based on an at-rest pressure case, the seismic-

and-active design results should be compared to the at-rest design

results and the governing conditions should be used for the purpose of

to note that the active pressure condition will only fully develop if the

retaining wall structure is allowed to move a sufficient distance. The

necessary lateral movements required to establish the active pressure

where H represents the height of the wall. At-rest pressures should be

6.9.1 Conventional cantilever retaining walls bearing in soils prepared in

accordance with the "Grading Pads - Site Development and

Foundation Excavations" section of this report and backfilled with

compacted soils may be designed for the lateral pressures listed

40 pcf

60 pcf

300 pcf

1850 psf

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0.001H - 0.004H

0.01H - 0.04H

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individual basis.

heavy grading equipment.

www.geohazards.usgs.gov/qfaults/ca/California.php

7 REFERENCES CITED

8 ADDITIONAL SERVICES

July 1, 2019

6.9.5 Design pressures noted above are applicable to a horizontally retained

6.9.6 The pressures listed above were based on the assumption that

6.9.7 The lateral earth pressure to be resisted by the retaining walls or

6.9.8 A back drain or an equivalent system of backfill drainage should be

6.9.9 Compaction on the uphill side of the wall within a horizontal distance

6.9.10 Water should not be allowed to pond near the top of the wall. To

USGS, Online, Geologic Hazards Science Center, United States Geological

Society, in Cooperation with California Geological Society (CGS),

This report is based on the assumption that an adequate program of monitoring

and testing will be performed by Beacon Geotechnical, Inc. during construction

to check compliance with the recommendations given in this report. The

determined by ASTM D 1557 Test Method.

temporary loads that influence the wall design.

water is diverted away from the retaining wall.

surface behind the wall. Walls having a retained surface that slopes

upward from the wall should be designed for an additional equivalent

fluid pressure of 1 pcf for the active case and 1.5 pcf for the at-rest

case, for every two degrees of slope inclination. Walls positioned on or

near descending slopes should be evaluated by this firm on an

backfilled soils will be compacted to 90% of maximum dry density as

similar structures should include the loads from any structures or

incorporated into the retaining wall design. Backfill immediately behind

the retaining structure should be a free-draining granular material.

Alternatively, the back of the wall could be lined with a geodrain

equal to one wall height should be performed by hand-operated or

other lightweight compaction equipment. This is intended to reduce

potential "locked-in" lateral pressures caused by compaction with

accomplish this, the final backfill site grade should be such that all

9 PROJECT LIMITATIONS AND UNIFORMITY OF CONDITIONS

- part upon the data obtained from the borings drilled on site. The nature and extent of variations between and beyond the borings may not become evident until construction. If variations then appear evident, it may be
- 9.3 Findings of this report are valid as of this date, however, changes in a condition of a property can occur with passage of time whether they be due to natural processes or works of man on this or adjacent properties. In addition, changes in applicable or appropriate standard may occur whether they result from legislation or broadening knowledge. Accordingly, findings of this report may be invalidated wholly or partially by changes outside our control. Therefore, this report is subject to review and should not be relied upon after a period of one (1) year.
- carry out such recommendations in the field.
- 9.6 Beacon Geotechnical, Inc. has prepared this report for the exclusive use of the client and authorized agents. This report has been prepared in accordance with generally accepted geotechnical engineering practices. No other warranties, either expressed or implied, are made as to the

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ON DESIGN, LL Architecture Planning Interior Design Structural Design

> Keith Nolan C -22541

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- 9.1 The analysis and recommendations submitted in this report are based in necessary to re-evaluate the recommendations of this report.
- 9.2 The scope of our services did not include environmental assessment or geological study. The scope of services did not include investigation for the presence or absence of wetlands, hazardous or toxic materials in the soil, surface water, groundwater or air. Any statements in this report or on the soil boring logs regarding odors, unusual or suspicious items or conditions observed are strictly for the information of the client.
- 9.4 In the event that any changes in the nature, design, or location of the structure and other improvements are planned, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and conclusions of this report modified or verified in writing.
- 9.5 This report is issued with the understanding that it is the responsibility of the owner or his representatives to insure the information and recommendations offered herein are called to the attention of the project architect and engineers. It is also the responsibility of the owner or his representatives to insure the information and recommendations offered herein are incorporated into the project plans and specifications and the necessary steps are taken to see that the contractor and subcontractors
- professional advice provided under the terms of this agreement.

6.8.3 The majority of settlement should occur during construction. Post construction settlement should be minimal. 6.9 Structural Design – Retaining Walls

6.5.11 Foundation excavations should be observed by a representative of Beacon Geotechnical, Inc. after excavation, but prior to placing reinforcing steel or forms.

6.6 Slabs on Grade

- 6.6.1 Concrete slabs should be supported by compacted structural fill as recommended earlier in this report.
- 6.6.2 Reinforcement dowels shall be provided at the connection between concrete slabs on grade and continuous footings.
- 6.6.3 Slabs should be underlain with a minimum of four (4) inches of clean and free draining sand. Areas where floor wetness would be undesirable should be underlain with a 10mil moisture barrier to reduce moisture transmission from the subgrade soils to the slab. The membrane should be placed at mid-height in the clean sand.
- 6.6.4 Reinforcement and slab thickness should be determined by the Project Structural Engineer.
- 6.6.5 Soils underlying slabs in the "Low" expansion range, as a minimum, should be presaturated to 120% of optimum moisture content to a depth of twenty-one (21) inches below lowest adjacent grade.

6.7 <u>Structural Design – Lateral Resistance Parameters</u>

- 6.7.1 Resistance to lateral loading may be provided by friction acting on the base of foundations. A coefficient of friction of 0.34 may be applied to dead load forces. This value does not include a factor of safety.
- 6.7.2 Passive resistance acting on the sides of foundation stems equal to 300 pcf of equivalent fluid weight may be included for resistance to lateral load. This value does not include a factor of safety.
- 6.7.3 A one-third increase in the quoted passive value may be used when considering transient loads such as wind and seismicity.

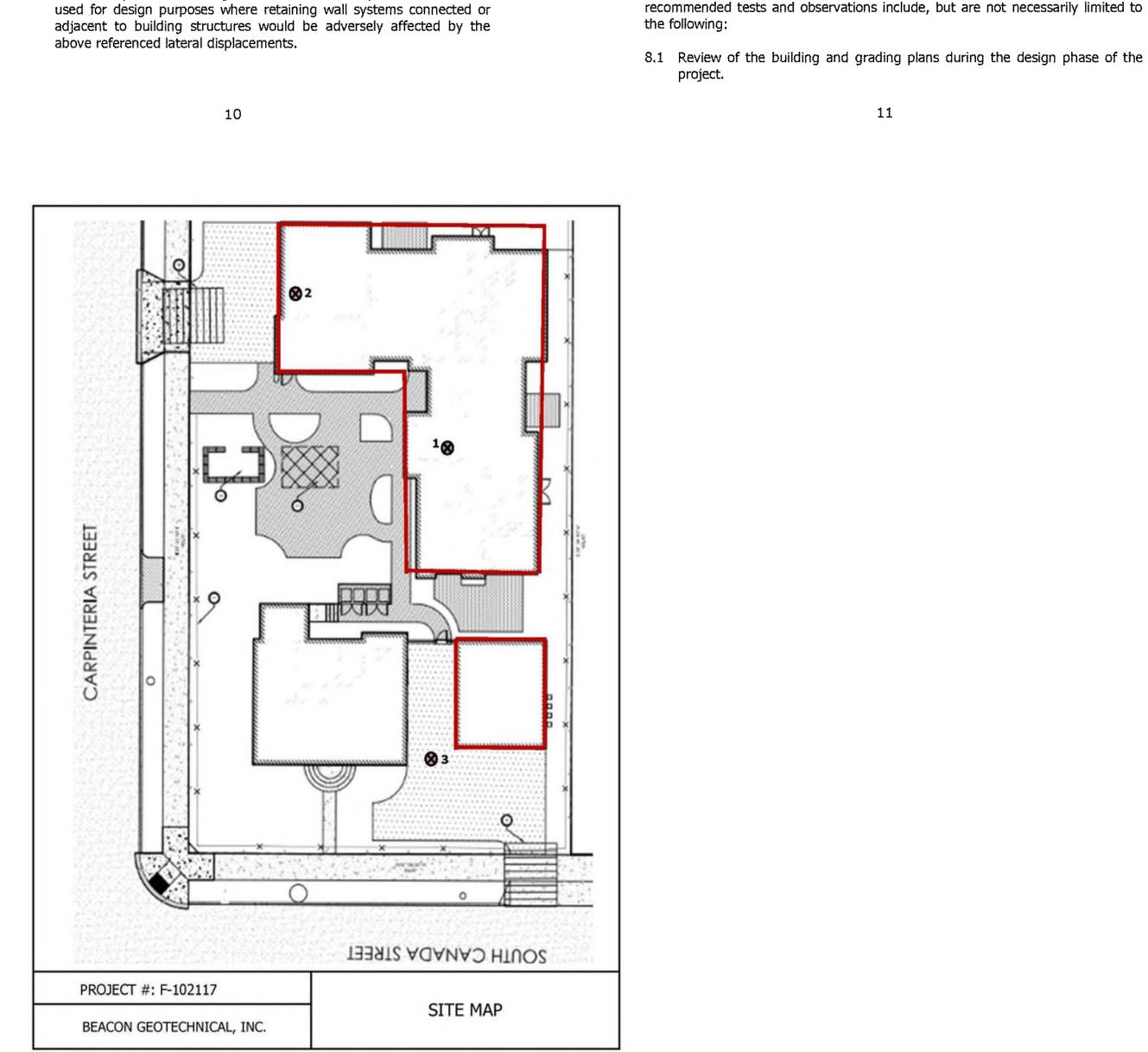
6.8 <u>Structural Design – Settlement Considerations</u>

- 6.8.1 Maximum expected settlements approximately 3/4 inches are
- anticipated for foundations and floor slabs designed as recommended. 6.8.2 Differential settlement between adjacent load bearing members should be less than one-half the total settlement.

July 1, 2019 F-102117

9.7 It is recommended that Beacon Geotechnical, Inc. be provided the opportunity for a general review of final design and specifications in order that earthwork and foundation recommendations may be properly interpreted and implemented in the design and specifications. If Beacon Geotechnical, Inc. is not accorded the privilege of making this recommended review, we can assume no responsibility for misinterpretation of our recommendations.

END OF TEXT Appendices



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T-1.4

CHAPTER 3

GREEN BUILDING SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

> **301.1.1 Additions and alterations. [HCD]** The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration

> Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seg., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

ABBREVIATION DEFINITIONS:

Department of Housing and Community Development California Building Standards Commission Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development

HR AA High Rise Additions and Alterations

CHAPTER 4

RESIDENTIAL MANDATORY MEASURES

DIVISION 4.1 PLANNING AND DESIGN **SECTION 4.102 DEFINITIONS**

The following terms are defined in Chapter 2 (and are included here for reference)

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hav, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

- Retention basins of sufficient size shall be utilized to retain storm water on the site
- Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved
- 3. Compliance with a lawfully enacted storm water management ordinance.

(REFER TO <SHEET><DETAIL><SPECIFICATION>

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

- 2. Water collection and disposal systems
- . French drains

(REFER TO <SHEET><DETAIL><SPECIFICATION>

5. Other water measures which keep surface water away from buildings and aid in groundwater

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 and 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment

(EVSE) shall be installed in accordance with the California Electrical Code, Article 625. Exceptions: On a case-by-case basis, where the local enforcing agency has determined EV charging

and infrastructure are not feasible based upon one or more of the following conditions:

 Where there is no commercial power supply. 2. Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or developer by more than \$400.00 per unit.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent

4.106.4.1.1 identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings. Where 17 or more multifamily dwelling units are constructed on a building site, 3 percent of the total number of parking spaces provided for all types of parking facilities, but in no case less than one, shall be electric vehicle charging stations (EV spaces) capable of supporting future EVSE. Calculations for the number of EV spaces shall be rounded up to the nearest whole number.

Note: Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. At least one EV space shall be located in common use areas and available for use by all residents.

When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:

- 1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger
- from the accessible parking space. 2. The EV space shall be located on an accessible route, as defined in the California Building Code. Chapter 2, to the building.

2016 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1 (INCLUDING JANUARY 1, 2017 ERRATA)

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be

- 1. The minimum length of each EV space shall be 18 feet (5486 mm). . The minimum width of each EV space shall be 9 feet (2743 mm).
- 3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).
- a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV spaces. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system. including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of

4.106,4.2.5 Indentification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

- 1. The California Department of Transportation adopts and publishes the "Californa Manual on Uniform Traffic Control Devices (California MUTCD)" to provide uniform standards and specifications for all official traffic control devices in California. Zero Emission Vehicle Signs and Pavement Markings can be found in the New Policies & Directives Number 13-01. Website: www.dot.ca.gov/trafficops/policy/13-01.pdf
- 2. See Vehicle Code Section 22511 for EV charging space signage in off-street parking facilities and for use of EV charging spaces.
- 3. The Governor's Office of Planning and Research (OPR) published a "Zero-Emission Vehicle Community Readiness Guidebook" which provides helpful information for local governments, residents and businesses. Website: http://opr.ca.gov/docs/ZEV_Guidebook.pdf.

(REFER TO <SHEET><DETAIL><SPECIFICATION>

DIVISION 4.2 ENERGY EFFICIENCY

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy

(REFER TO <SHEET><DETAIL><SPECIFICATION>

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION 4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. FPA WaterSense

Note: The effective flush volume of dual flush tollets is defined as the composite, average flush volume

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.25 gallons per cycle.

4.303.1,4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.

> THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

FIXTURE TYPE	FLOW RATE	
SHOWER HEADS (RESIDENTIAL)	2.0.GMP @ 80.PSI	
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI	
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI	
KITCHEN FAUCETS	1.8 GPM @ 60 PSI	
METERING FAUCETS	0:25 GAL/CYCLE	
WATER CLOSET	1.28 GAL/FLUSH	
URINALS	0.125 GAL/FLUSH	

(REFER TO <SHEET><DETAIL><SPECIFICATION>

- 4.304.1 IRRIGATION CONTROLLERS. Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following:
- 1. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
- 2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

Note: More information regarding irrigation controller function and specifications is available from the

(REFER TO <SHEET><DETAIL><SPECIFICATION>_____ DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE **EFFICIENCY**

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING 4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65

percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste

- . Excavated soil and land-clearing debris. 2. Alternate waste reduction methods developed by working with local agencies if diversion or
- recycle facilities capable of compliance with this item do not exist or are not located reasonably 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsite are located in areas beyond the haul boundaries of the diversion facility.
- 4.498.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as
 - necessary and shall be available during construction for examination by the enforcing agency 1. Identify the construction and demolition waste materials to be diverted from disposal by recycling,
 - reuse on the project or salvage for future use or sale. 2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
 - 3. Identify diversion facilities where the construction and demolition waste material collected will be 4. Identify construction methods employed to reduce the amount of construction and demolition waste
- 5. Špecify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in 4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined

lbs./sq.ft. of the building area, shall meet the minimum 65% construction waste reduction requirement **4.408.5 DOCUMENTATION.** Documentation shall be provided to the enforcing agency which demonstrates

weight of construction and demolition waste disposed of in landfills, which do not exceed 2

compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4. 1. Sample forms found in "A Guide to the California Green Building Standards Code

(Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section. 2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

(REFER TO <SHEET><DETAIL><SPECIFICATION>___

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

- 1. Directions to the owner or occupant that the manual shall remain with the building throughout the
- 2. Operation and maintenance instructions for the following: a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major
- appliances and equipment. b. Roof and yard drainage, including gutters and downspouts.c. Space conditioning systems, including condensers and air filters.
- d. Landscape irrigation systems.
- e. Water reuse systems. 3. Information from local utility, water and waste recovery providers on methods to further reduce
- resource consumption, including recycle programs and locations. Public transportation and/or carpool options available in the area.
- 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range. 6. Information about water-conserving landscape and irrigation design and controllers which conserve
- 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. 8. Information on required routine maintenance measures, including, but not limited to, caulking,
- painting, grading around the building, etc. 3. Information about state solar energy and incentive programs available. 10. A copy of all special inspections verifications required by the enforcing agency or this [California
- 4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage and collection of non-hazaradous materials for recycling, including (at a minimum) paper,

corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling

(REFER TO <SHEET><DETAIL><SPECIFICATION>______)

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

ordinance, if more restrictive

The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)

cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements. COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood. PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain

4.503 FIREPLACES
4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed

CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

- 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below.
- prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507. 4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of

listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in 4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR

Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic

compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of

Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation

Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air

1. Manufacturer's product specification.

(REFER TO <SHEET><DETAIL><SPECIFICATION>__

(Less Water and Less Exempt Compounds in Grams per Liter)			
ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT		
NDOOR CARPET ADHESIVES	50		
CARPET PAD ADHESIVES	50		
DUTDOOR CARPET ADHESIVES	150		
WOOD FLOORING ADHESIVES	100		
RUBBER FLOOR ADHESIVES	60		
SUBFLOOR ADHESIVES	50		
CERAMIC TILE ADHESIVES	65		
/CT & ASPHALT TILE ADHESIVES	50		
DRYWALL & PANEL ADHESIVES	50		
COVE BASE ADHESIVES	50		
MULTIPURPOSE CONSTRUCTION ADHESIVE	70		
STRUCTURAL GLAZING ADHESIVES	100		
BINGLE-PLY ROOF MEMBRANE ADHESIVES	250		
OTHER ADHESIVES NOT LISTED	50		
SPECIALTY APPLICATIONS			
PVC WELDING	510		
PVC WELDING	490		
ABS WELDING	325		
PLASTIC CEMENT WELDING	250		
ADHESIVE PRIMER FÖR PLASTIC	550		
CONTACT ADHESIVE	80		
SPECIAL PURPOSE CONTACT ADHESIVE	250		
STRUCTURAL WOOD MEMBER ADHESIVE	140		
OP & TRIM ADHESIVE	250		
SUBSTRATE SPECIFIC APPLICATIONS			
METAL TO METAL	30		
PLASTIC FOAMS	50		
POROUS MATERIAL (EXCEPT WOOD)	50		
MOOD	30		
FIBERGLASS	80		

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a

article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging). Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to

hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as

applicable, and shall have a permanent label indication they are certified to meet the emission limits. Wood stoves, pellet stoves and fireplaces shall also comply with applicable local ordinances. (REFER TO <SHEET><DETAIL><SPECIFICATION>

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING

to reduce the amount of water, dust or debris which may enter the system.

- shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable.
- 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including

the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the

enforcing agency. Documentation may include, but is not limited to, the following:

Field verification of on-site product containers.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

Architecture Planning Interior Design

Structural Design

Keith Nolan C -22541

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Project# Project Manager

Scale

PrintDate 8/19/2019 2:53:44 PM

Designer

This checklist is to be used on an individual project basis and may be modified by the applicant to meet the needs of their specific project. The applicant shall strike out those sections that are not applicable to their project and indicate the location of where this information is located. The applicant and property owner assume all responsibility associated with the use of this document.

2016 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1 (INCLUDING JANUARY 1, 2017 ERRATA)

(Less Water and Less Exempt Compounds in Grams per Liter)				
SEALANTS	CURRENT VOC LIMIT			
ARCHITECTURAL	250			
MARINE DECK	760			
NONMEMBRANE ROOF	300			
ROADWAY	250			
SINGLE-PLY ROOF MEMBRANE	450 420			
OTHER				
SEALANT PRIMERS				
ARCHITECTURAL				
NON-PÖROUS	250			
POROUS	775			
MODIFIED BITUMINOUS	500			
MARINE DECK	760			
OTHER	750			

TABLE 4.504.3 - VOC CONTENT ARCHITECTURAL COATINGS 2.3	
GRAMS OF VOC PER LITER OF COATING, COMPOUNDS	LESS WATER & LESS EXEMPT
COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	
HIGH TEMPERATURE COATINGS	420
NDUSTRIAL MAINTENANCE COATINGS	250
OW SOLIDS COATINGS	120
MAGNESITE CEMENT COATINGS	450
	100
MASTIC TEXTURE COATINGS	
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMER'S	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
BHELLACS	
CLEAR	730
DPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

(REFER TO <SHEET><DETAIL><SPECIFICATION>_

NONMEMBRANE ROOF	300	PÄRTICLE BOARD	0.09	
ROADWAY	250	MEDIUM DENSITY FIBERBOARD	0.11	
SINGLE-PLY ROOF MEMBRANE	450	THIN MEDIUM DENSITY FIBERBOARD2	0.13	
OTHER	420	1. VALUES IN THIS TABLE ARE DERIVED F		
SEALANT PRIMERS		BY THE CALIF, AIR RESOURCES BOARD, A	IR TOXICS CONTROL	
ARCHITECTURAL		MEASURE FOR COMPOSITE WOOD AS TES WITH ASTM E 1333, FOR ADDITIONAL INFO	E .	
NON-PÖROUS:	250	CODE OF REGULATIONS, TITLE 17, SECTION		
POROUS	775	93120.12. 2. THIN MEDIUM DENSITY FIBERBOARD H	A	
	500	THICKNESS OF 5/16" (8 MM).	AS A IMAXIMOM	
MODIFIED BITUMINOUS	••			
MARINE DECK	760	(DEEED TO ADMIETT ADETAILS ADDECUES ATIONS		
OTHER	750	(REFER TO <sheet><detail><specification></specification></detail></sheet>		
TABLE 4.504.3 - VOC CONTENT LINARCHITECTURAL COATINGS 2.3 GRAMS OF VOC PER LITER OF COATING, LES COMPOUNDS		DIVISION 4.5 ENVIRONMENTAL QU 4.504.3 CARPET SYSTEMS. All carpet installed in the building in requirements of at least one of the following: 1. Carpet and Rug Institute's Green Label Plus Program. 2. California Department of Public Health, "Standard Meth Organic Chemical Emissions from Indoor Sources Usin February 2010 (also known as Specification 01350). 3. NSF/ANSI 140 at the Gold level. 4. Scientific Certifications Systems Indoor Advantage M.G.	nterior shall meet the testing and product od for the Testing and Evaluation of Volatile g Environmental Chambers" Version 1.1,	
COATING CATEGORY	CURRENT VOC LIMIT	4.504.3.1 Carpet cushion. All carpet cushion installed in the	e building interior shall meet the	
FLAT COATINGS	50	requirements of the Carpet and Rug Institute's Green Label		
NON-FLAT COATINGS	100	4.504.3.2 Carpet adhesive. All carpet adhesive shall meet	the requirements of Table 4.504.1.	
NONFLAT-HIGH GLOSS COATINGS	150	4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient floor	oring is installed, at least 80% of floor area receiv	
SPECIALTY COATINGS	100	resilient flooring shall comply with one or more of the following:		
ALUMINUM ROOF COATINGS	400	Products compliant with the California Department of Pu	ublic Health, "Standard Method for the Testing ar	
BASEMENT SPECIALTY COATINGS	400	Evaluation of Volatile Organic Chemical Émissions from Version 1.1, February 2010 (also known as Specificatio	 Indoor Sources Using Environmental Chambers in 01350), certified as a CHPS Low-Emitting Material 	
		in the Collaborative for High Performance Schools (CH 2. Products certified under UL GREENGUARD Gold (form	PS) High Performance Products Database.	
BITUMINOUS ROOF COATINGS	50	 Certification under the Resilient Floor Covering Institute 	(RFCI) FloorScore program.	
BITUMINOUS ROOF PRIMERS	350	Meet the California Department of Public Health, "Stand Volatile Organic Chemical Emissions from Indoor Source		
BOND BREAKERS	350	February 2010 (also known as Specification 01350).		
CONCRETE CURING COMPOUNDS	350	4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood,		
CONCRETE/MASONRY SEALERS	100	composite wood products used on the interior or exterior of the bu formaldehyde as specified in ARB's Air Toxics Control Measure for	Ildings shall meet the requirements for or Composite Wood (17 CCR 93120 et sea.).	
DRIVEWAY SEALERS	50	by or before the dates specified in those sections, as shown in Tal		
DRY FOG COATINGS	150	4.594.5.1 Documentation. Verification of compliance with		
FAUX FINISHING COATINGS	350	by the enforcing agency. Documentation shall include at lea	ist one of the following:	
FIRE RESISTIVE COATINGS	350	Product certifications and specifications.		
FLOOR COATINGS	100	Chain of custody certifications. Product labeled and invoiced as meeting the Cor	nposite Wood Products regulation (see	
FORM-RELEASE COMPOUNDS	250	CCR, Title 17, Section 93120, et seq.). 4. Exterior grade products marked as meeting the F	2S-1 or PS-2 standards of the Engineered	
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500	Wood Association, the Australian AS/NZS 2269,	European 636 3S standards, and Canadian CSA	
HIGH TEMPERATURE COATINGS	420	0121, CSA 0151, CSA 0153 and CSA 0325 stand 5. Other methods acceptable to the enforcing agence		
INDUSTRIAL MAINTENANCE COATINGS	250			
LOW SOLIDS COATINGS	120			
MAGNESITE CEMENT COATINGS	450	(REFER TO <sheet><detail><specification></specification></detail></sheet>		
MASTIC TEXTURE COATINGS	100			
METALLIC PIGMENTED COATINGS	500	4.505 INTERIOR MOISTURE CONTROL	Etha California Dullalian Ofendanda Cada	
MULTICOLOR COATINGS	250	4.505.1 General. Buildings shall meet or exceed the provisions of	_	
PRETREATMENT WASH PRIMERS	420	4.505,2 CONCRETE SLAB FOUNDATIONS. Concrete slab foun California Building Code, Chapter 19, or concrete slab-on-ground	dations required to have a vapor retarder by floors required to have a vapor retarder by the	
PRIMERS, SEALERS, & UNDERCOATERS	100	California Residential Code, Chapter 5, shall also comply with this		
REACTIVE PENETRATING SEALERS	350	4.505.2.1 Capillary break. A capillary break shall be instal	lled in compliance with at least one of the	
RECYCLED COATINGS	250	following:		
ROOF COATINGS	50	A 4-inch (101.6 mm) thick base of 1/2 inch (12.7 may be a vapor barrier in direct contact with concrete and the contact with the concrete and the contact with the contact wit		
RUST PREVENTATIVE COATINGS	250	shrinkage, and curling, shall be used. For addition		
SHELLACS	2,50	ACI 302.2R-06. 2. Other equivalent methods approved by the enforcement of the enforcemen	cing agency	
CLEAR	200	 A slab design specified by a licensed design prof 		
	730	4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. But		
OPAQUE	550	shall not be installed. Wall and floor framing shall not be enclosed moisture content. Moisture content shall be verified in compliance		
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100		·	
STAINS	250	Moisture content shall be determined with either a probe moisture verification methods may be approved by the		
STONE CONSOLIDANTS	450	found in Section 101.8 of this code. 2. Moisture readings shall be taken at a point 2 feet (610 r	nm) to 4 feet (1219 mm) from the grade stamped	
SWIMMING POOL COATINGS	340	of each piece verified.		
TRAFFIC MARKING COATINGS	100	 At least three random moisture readings shall be perfor acceptable to the enforcing agency provided at the time 	med on wall and floor framing with documentation of approval to enclose the wall and floor framing	
TUB & TILE REFINISH COATINGS	420	Insulation products which are visibly wet or have a high moisture of	content shall be replaced or allowed to dry prior to	
WATERPROOFING MEMBRANES	250	enclosure in wall or floor cavities. Wet-applied insulation products		
		recommendations prior to enclosure.		
WOOD COATINGS	275	(REFER TO <sheet><detail><specification></specification></detail></sheet>		
WOOD PRESERVATIVES	350			
ZINC-RICH PRIMERS	340	4.506 INDOOR AIR QUALITY AND EXHAUST 4.506.1 Bathroom exhaust fans. Each bathroom shall be mecha	anically ventilated and shall comply with the	
GRAMS OF VOC PER LITER OF COATING, II EXEMPT COMPOUNDS		following:		
2. THE SPECIFIED LIMITS REMAIN IN EFFECT ARE LISTED IN SUBSEQUENT COLUMNS IN THE		 Fans shall be ENERGY STAR compliant and be ducted Unless functioning as a component of a whole house ve humidity control. 		
3. VALUES IN THIS TABLE ARE DERIVED FRO THE CALIFORNIA AIR RESOURCES BOARD, AI SUGGESTED CONTROL MEASURE, FEB. 1, 20 AVAILABLE FROM THE AIR RESOURCES BOAI	RCHITECTURAL COATINGS 08. MORE INFORMATION IS	a. Humidity controls shall be capable of adjustment equal to 50% to a maximum of 80%. A humidity adjustment.	between a relative humidity range less than or control may utilize manual or automatic means or	

MAXIMUM FORMALDEHYDE EMISSIONS IN PA	ARTS PER MILLION
PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PÄRTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD2	0.13
1. VALUES IN THIS TABLE ARE DERIVED FROBY THE CALIF. AIR RESOURCES BOARD, AIR MEASURE FOR COMPOSITE WOOD AS TESTE WITH ASTM E 1333. FOR ADDITIONAL INFORCODE OF REGULATIONS, TITLE 17, SECTIONS 93120.12.	TOXICS CONTROL ED IN ACCORDANCE MATION, SEE CALIF.

- rpet and Rug Institute's Green Label Plus Program. alifornia Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile rganic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, ebruary 2010 (also known as Specification 01350).
- ISF/ANSI 140 at the Gold level. cientific Certifications Systems Indoor Advantagetm Gold.
- 4.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the

- oducts compliant with the California Department of Public Health, "Standard Method for the Testing and
- valuation of Volatile Organic Chemical Émissions from Indoor Sources Using Environmental Chambers," ersion 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material n the Collaborative for High Performance Schools (CHPS) High Performance Products Database. roducts certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program). ertification under the Resilient Floor Covering Institute (RFCI) FloorScore program.

- 1. Product certifications and specifications. Chain of custody certifications.
- Product labeled and invoiced as meeting the Composite Wood Products regulation (see
- 4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards. Other methods acceptable to the enforcing agency.

- 1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute,
- 2. Other equivalent methods approved by the enforcing agency. 3. A slab design specified by a licensed design professional.

- sisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent oisture verification methods may be approved by the enforcing agency and shall satisfy requirements
- pisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end
- t least three random moisture readings shall be performed on wall and floor framing with documentation ceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

- ans shall be ENERGY STAR compliant and be ducted to terminate outside the building. tless functioning as a component of a whole house ventilation system, fans must be controlled by a
- a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of

integral (i.e., built-in)

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or 2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

b. A humidity control may be a separate component to the exhaust fan and is not required to be

(REFER TO <SHEET><DETAIL><SPECIFICATION>_

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

- 1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J 2011 (Residential
- Load Calculation), ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
- 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are

(REFER TO <SHEET><DETAIL><SPECIFICATION>_

CHAPTER 7 **INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS**

702 QUALIFICATIONS 702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

- State certified apprenticeship programs.
- Public utility training programs. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
- . Programs sponsored by manufacturing organizations. 5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector.

- . Certification by a national or regional green building program or standard publisher. 2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building
- performance contractors, and home energy auditors. Successful completion of a third party apprentice training program in the appropriate trade.
- Other programs acceptable to the enforcing agency.

shall be closely related to the primary job function, as determined by the local agency.

1. Special inspectors shall be independent entities with no financial interest in the materials or the

project they are inspecting for compliance with this code. 2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a ecognized state, national or international association, as determined by the local agency. The area of certification

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist. (REFER TO <SHEET><DETAIL><SPECIFICATION>

Architecture Planning Interior Design Structural Design

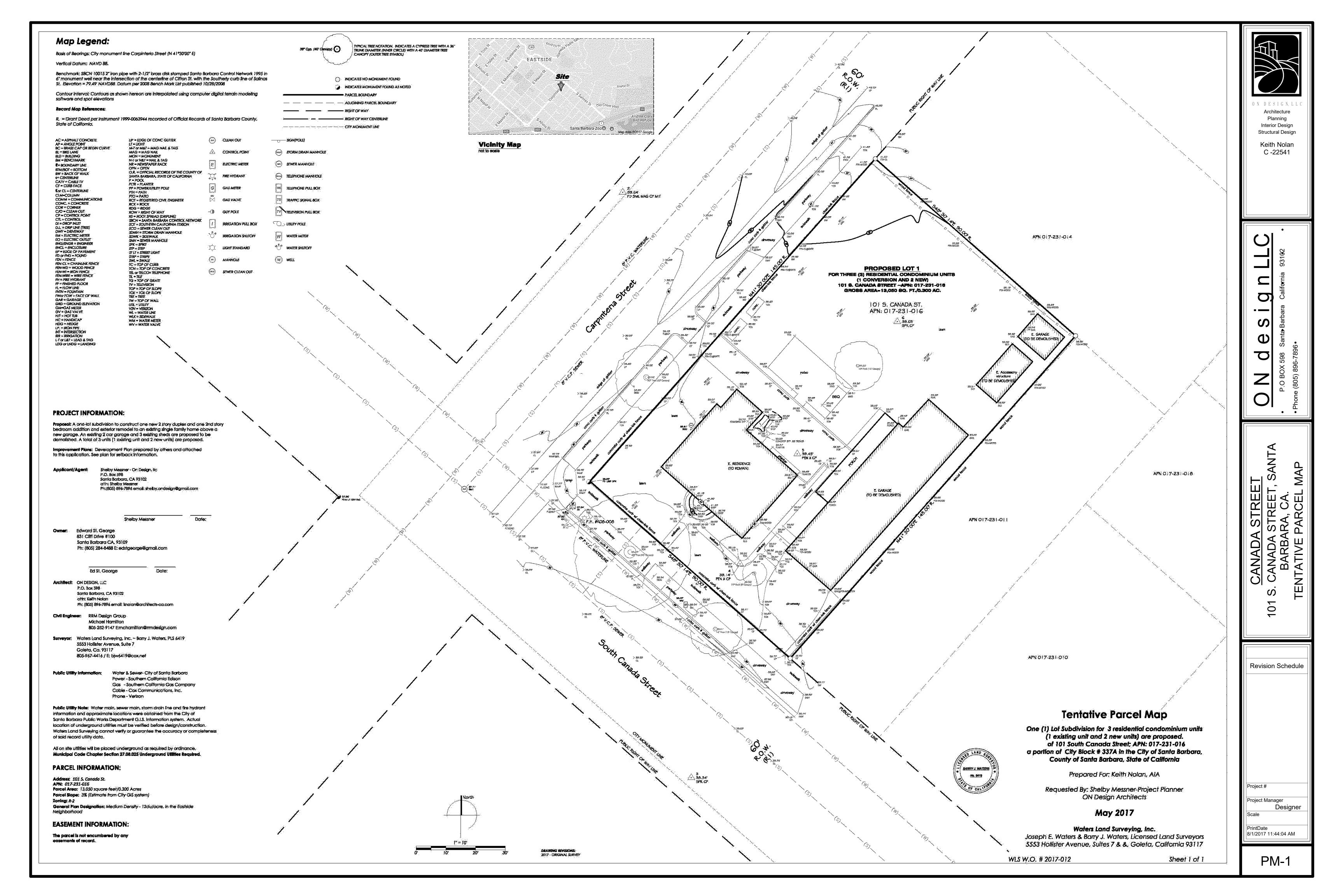
> Keith Nolan C -22541

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Project#

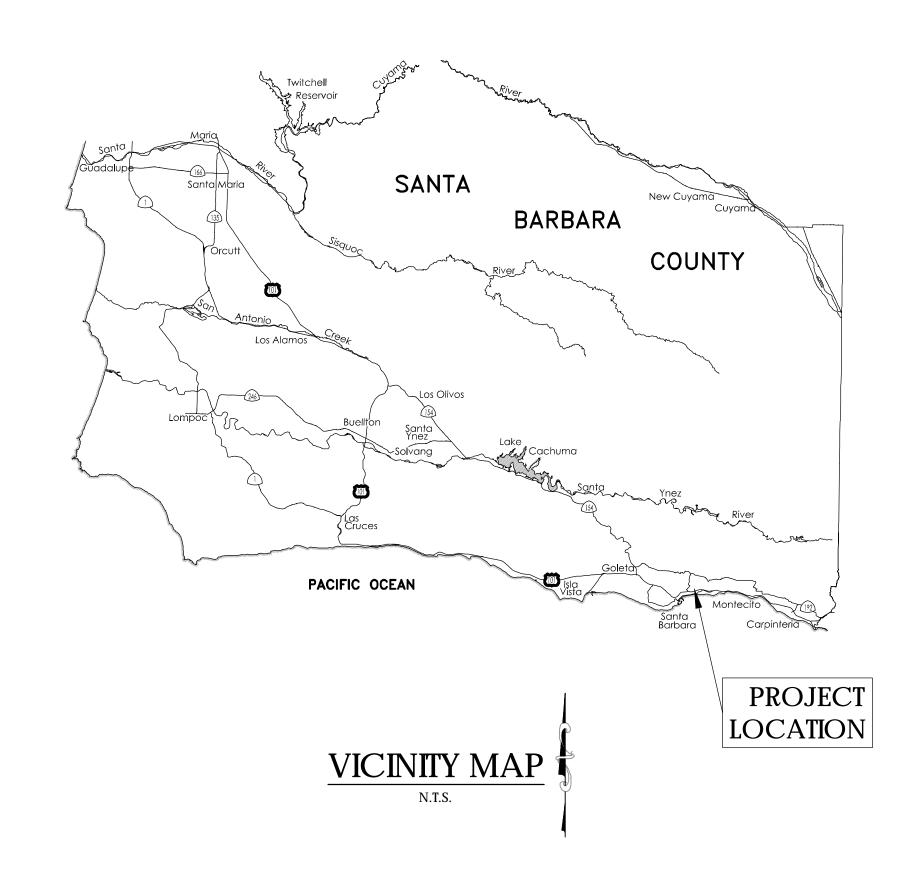
Project Manager Designer

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SOUTH CANADA STREET

SANTA BARBARA, CA



LEGEND	
	PROPERTY LINE
	LIMIT OF DEMOLITION/PROJECT
w	EXISTING WATER LINE
s	EXISTING SEWER LINE
w	PROPOSED WATER LINE
s	PROPOSED SEWER LINE
	PROPOSED PERMEABLE CONCRETE
	PROPOSED PERMEABLE CONCRETE WITH UNDERGROUND STORAGE
A	PROPOSED CONCRETE PAVEMENT
\(\frac{1}{2} \tau \tau \tau \tau \tau \tau \tau \tau	PROPOSED BIORETENTION
4 4 4 4 4 4	EXISTING CONCRETE PAVEMENT
	EXISTING A.C. PAVEMENT
	EXISTING CONCRETE PAVEMENT TO BE DEMOLISHED
	PROPOSED A.C. PAVEMENT
	PROPOSED RETAINING WALL
	PROPOSED FLOWLINE
40 ———	PROPOSED CONTOUR LINE
— 40 — —	PROPOSED CONTOUR LINE
←	DRAINAGE ARROW

SHEET INDEX

C-1 TITLE SHEET

C-2 PRELIMINARY UTILITY PLAN
C-3 PRELIMINARY GRADING PLAN

4 PRELIMINARY EROSION CONTROL PLAN

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EMAIL: MCHAMILTON@RRMDESIGN.COM

ABBREVIATIONS

AC ASPHALT FP FINISHED PAD

AP ANGLE POINT JT JOINT TRENCH (GAS, TELEPHONE, COMBC BEGINNING OF CURVE PL PROPERTY LINE

BCR BEGIN CURB RETURN PCC PORTLAND CEMENT CONCRETE

BW BACK OF WALK POC POINT ON CURVE

BRC BACK OF ROLLED CURB PRC POINT OF REVERSE CURVE

CB CATCH BASIN ROW RIGHT OF WAY

CL CENTERLINE RW RECYCLED WATER

CMP CORRUGATED METAL PIPE SL STREET LIGHT

CONC CONCRETE TBM TEMPORARY BENCH MARK

EC END OF CURVE TC TOP OF CURB

ECR END CURB RETURN TF TOP OF FOOTING

EG EXISTING GRADE TYP TYPICAL

ELEV ELEVATION TW TOP OF WALL

FF FINISH FLOOR U.N.O. UNLESS NOTED OTHERWISE
FG FINISHED GRADE W.S.E. WATER SURFACE ELEVATION
FL FLOW LINE
F.O.C. FACE OF CURB

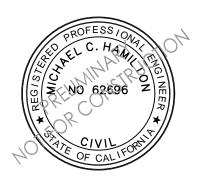
FS FINISHED SURFACE







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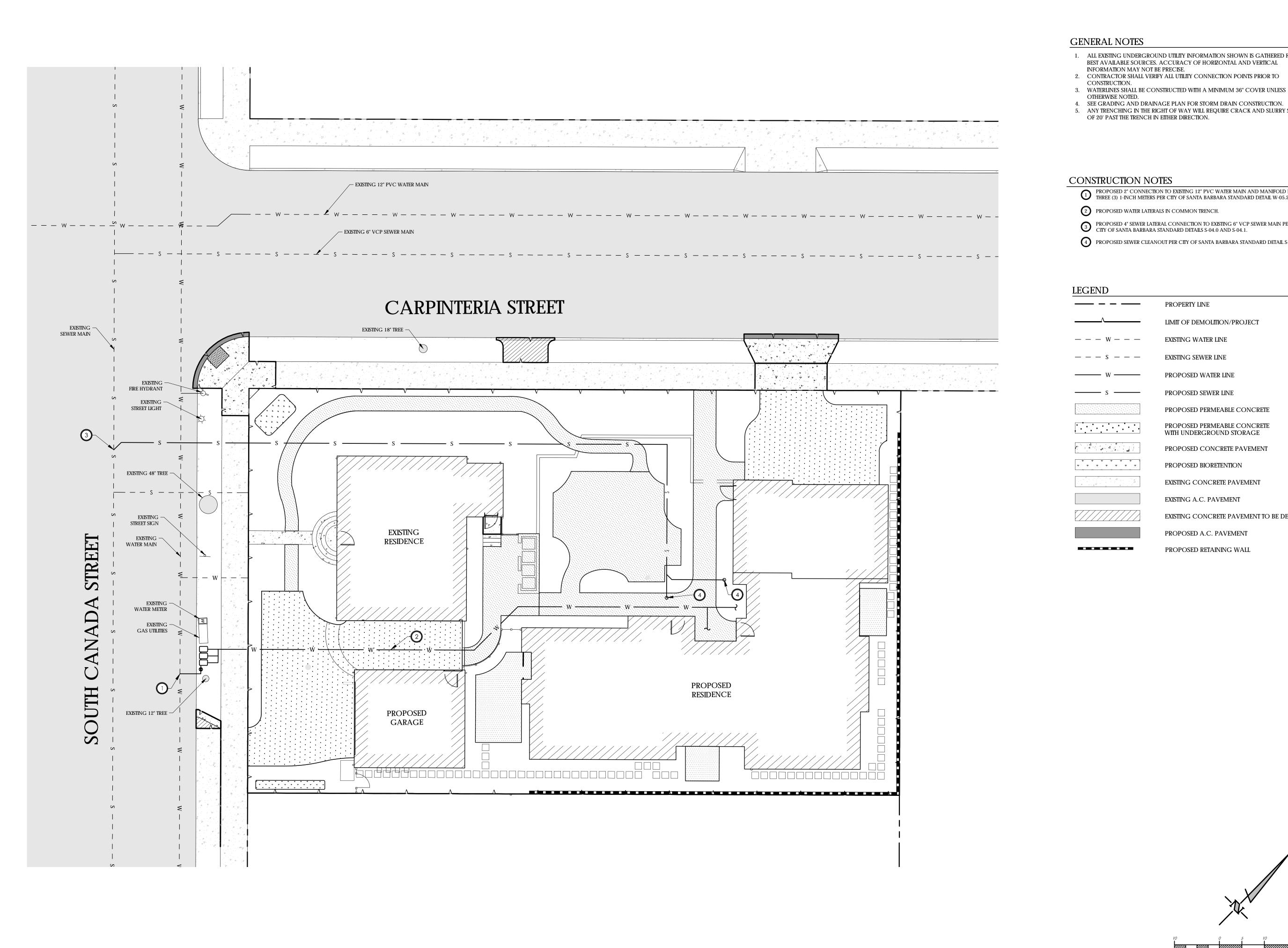
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PROJECT MANAGER
MCH
DRAWN BY
DWF
DATE
JULY 29, 2019

PROJECT NUMBER
1031-01-RS17

C-1



- 1. ALL EXISTING UNDERGROUND UTILITY INFORMATION SHOWN IS GATHERED FROM BEST AVAILABLE SOURCES. ACCURACY OF HORIZONTAL AND VERTICAL
- INFORMATION MAY NOT BE PRECISE.
- 2. CONTRACTOR SHALL VERIFY ALL UTILITY CONNECTION POINTS PRIOR TO
- 4. SEE GRADING AND DRAINAGE PLAN FOR STORM DRAIN CONSTRUCTION.
- 5. ANY TRENCHING IN THE RIGHT OF WAY WILL REQUIRE CRACK AND SLURRY SEAL OF 20' PAST THE TRENCH IN EITHER DIRECTION.

- PROPOSED 2" CONNECTION TO EXISTING 12" PVC WATER MAIN AND MANIFOLD FOR THREE (3) 1-INCH METERS PER CITY OF SANTA BARBARA STANDARD DETAIL W-05.2.
- 2 PROPOSED WATER LATERALS IN COMMON TRENCH.
- PROPOSED 4" SEWER LATERAL CONNECTION TO EXISTING 6" VCP SEWER MAIN PER CITY OF SANTA BARBARA STANDARD DETAILS S-04.0 AND S-04.1.
- PROPOSED SEWER CLEANOUT PER CITY OF SANTA BARBARA STANDARD DETAIL S-03.0.

ELGEIND	
	PROPERTY LINE
	LIMIT OF DEMOLITION/PROJECT
w	EXISTING WATER LINE
s	EXISTING SEWER LINE
—— w ——	PROPOSED WATER LINE
s	PROPOSED SEWER LINE
	PROPOSED PERMEABLE CONCRETE
	PROPOSED PERMEABLE CONCRETE WITH UNDERGROUND STORAGE
4.4.4	PROPOSED CONCRETE PAVEMENT
\(\frac{1}{4} \qua	PROPOSED BIORETENTION
4 4 4 4	EXISTING CONCRETE PAVEMENT
	EXISTING A.C. PAVEMENT
	EXISTING CONCRETE PAVEMENT TO BE DEMOLISHED

PROPOSED A.C. PAVEMENT

PROPOSED RETAINING WALL



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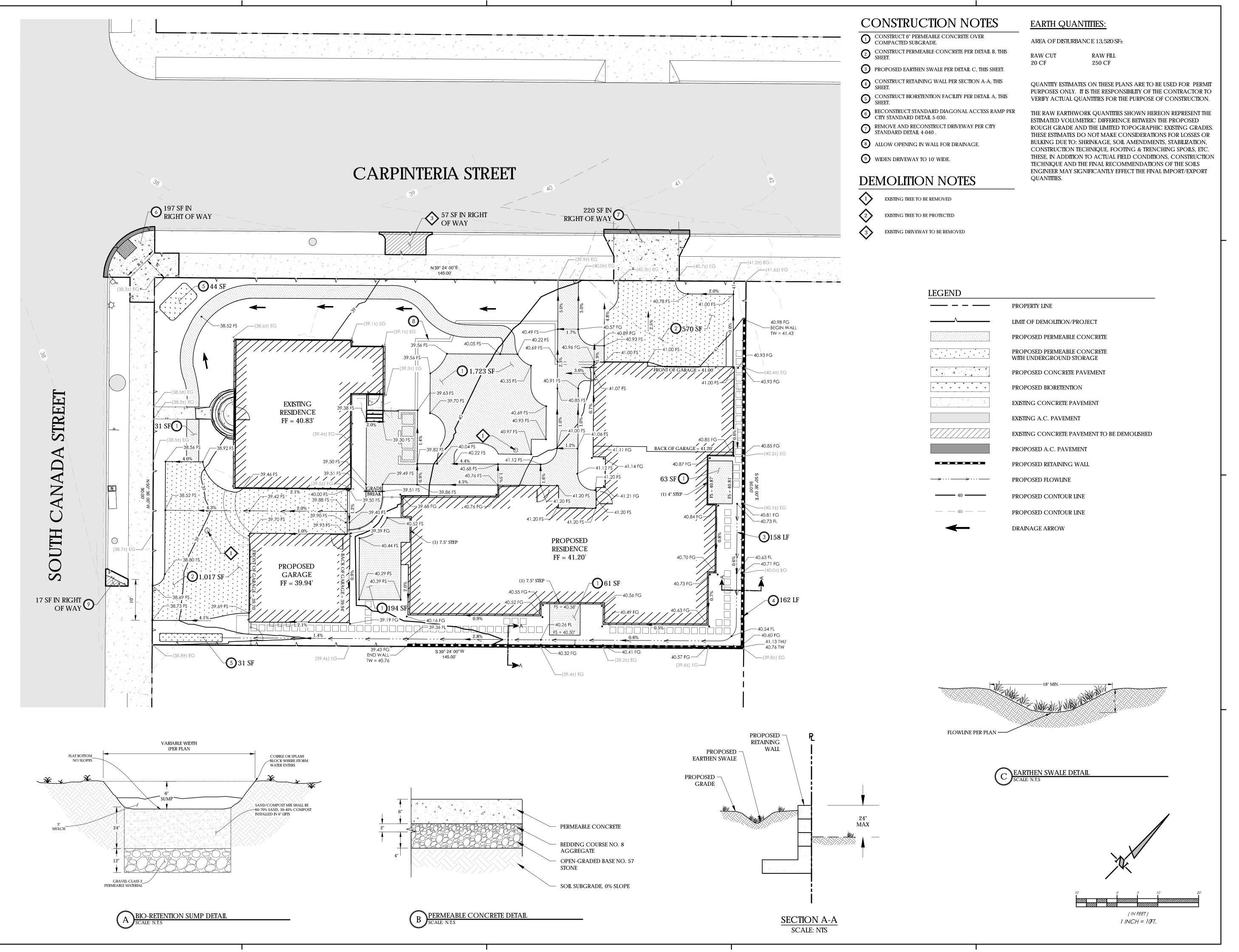
NO. REVISION

PROJECT MANAGER DRAWN BY CHECKED BY

JULY 29, 2019

PROJECT NUMBER 1031-01-RS17

(IN FEET) 1 INCH = 1**0**FT.





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Santa Barbara, CA 93111
GRADING PLAN

REET

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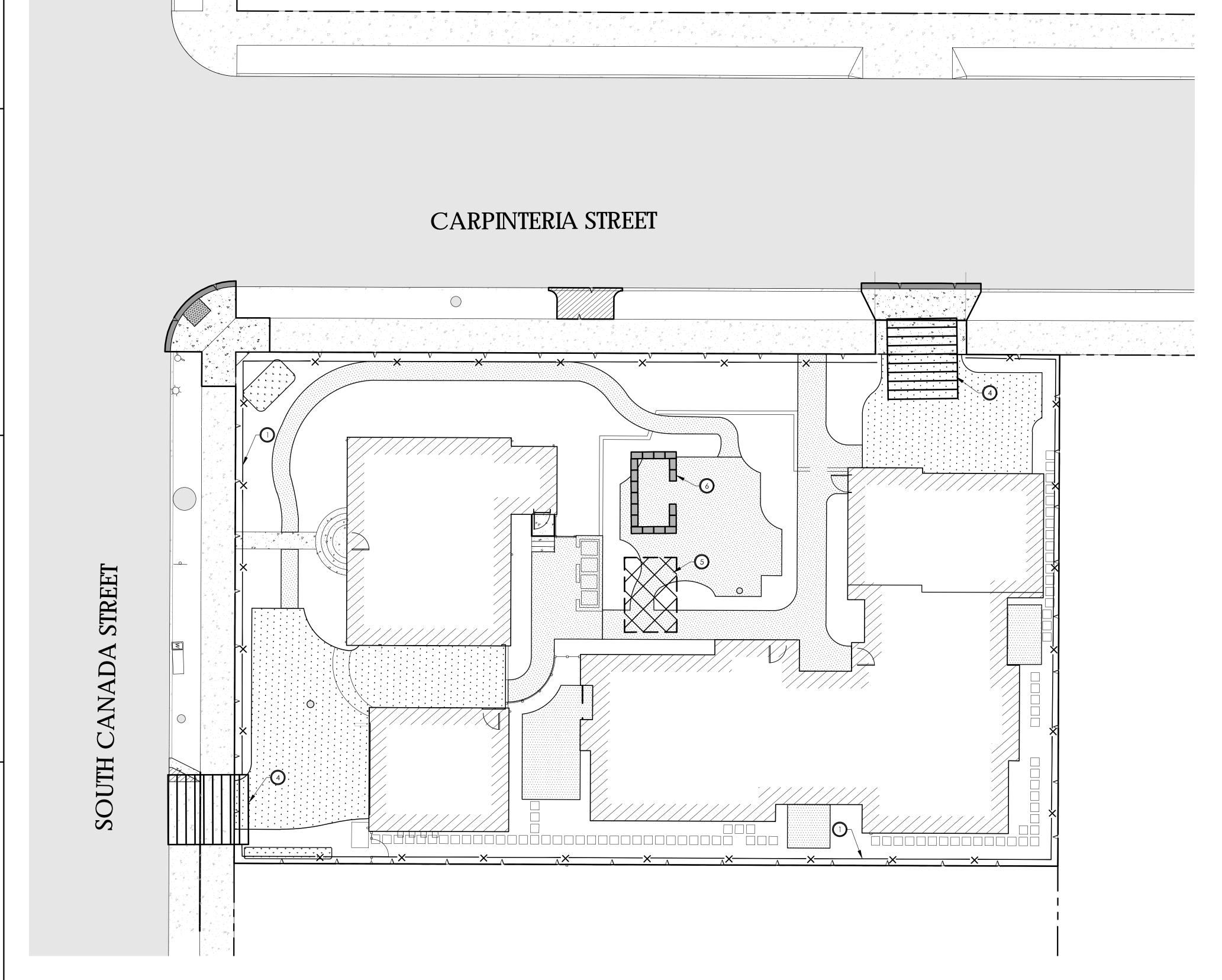
NO. REVISION DATE

PROJECT MANAGER
MCH
DRAWN BY CHECKED BY
DWF
DATE

JULY 29, 2019
PROJECT NUMBER

1031-01-RS17

C-3



SITE SPECIFIC EROSION CONTROL NOTES

- PERIMETER CONTROL BMP'S AND STABILIZED CONSTRUCTION ENTRANCES SHALL BE IN PLACE PRIOR
 TO ANY GROUND DISTURBANCE.

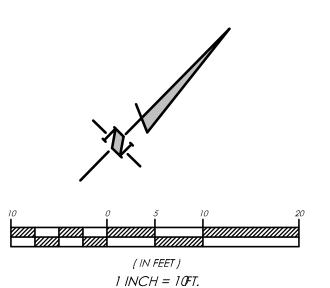
 PUBLISHING DEMOLITION SHALL BE COMPLETED WHEN THERE IS NO DAIN EVENTS FORECAST WITHIN THE
- 2. BUILDING DEMOLITION SHALL BE COMPLETED WHEN THERE IS NO RAIN EVENTS FORECAST WITHIN THE FOLLOWING 48 HOUR TIME PERIOD.
- 3. THESE PLANS ARE INTENDED TO REPRESENT DIFFERENT PHASES DURING CONSTRUCTION. THE CONTRACTOR SHALL IMPLEMENT THE BMP'S SHOWN AND/OR ANY OTHER MEASURES NECESSARY DURING CONSTRUCTION TO BE IN COMPLIANCE WITH THE GENERAL PERMIT. IMPLEMENTATION OF THE THE BMP'S SHOWN ON THESE PLANS, DO NOT RELIEVE THE OWNER OR HIS/HER REPRESENTATIVE FROM RESPONSIBILITY OF IMPLEMENTING ALL MEASURES NEEDED TO BE IN COMPLIANCE.
- 4. THE CONTRACTOR SHALL USE CLASS II BASE FOR THE STABILIZED CONSTRUCTION ROADWAY OR ALTERNATE METHODS THAT ACHIEVE THE DESIRED RESULTS. THIS BMP SHALL BE IMPLEMENTED AS SOON AS PRACTICAL.
- 5. THE CONTRACTOR MAY UTILIZE RUMBLE PLATES IN LIEU OF RIP RAP AT THE CONSTRUCTION ENTRANCES AS LONG AS THEY ACCOMPLISH THE DESIRED RESULTS.
- 6. OFFSITE CONSTRUCTION THAT INCLUDES DEMOLITION AND REPLACEMENT OF EXISTING ASPHALT
- SHALL BE COMPLETED WHEN THERE IS NO FORECAST RAIN EVENTS. AREAS THAT WILL BE IDLE FOR EXTENDED PERIODS OF TIME SHALL BE COVERED WITH TEMPORARY ASPHALT PATCHING, (COLD MIX).

 7. GRAVEL BAGS SHOWN IN THE CURB AND GUTTER FLOW LINES SHALL BE ORIENTED TO TEMPORARILY
- SLOW AND DAMN THE FLOWING STORM WATER IN THE GUTTERS TO HELP FILTER OUT ANY SEDIMENTS.
 THESE GRAVEL BAGS SHALL BE SPACED AT 50' O/C OR CLOSER AS CONDITIONS WARRANT.
- 8. ANY SEDIMENTS TRACKED OFFSITE SHALL BE CLEANED DAILY BY MEANS OF MOBILE STREET SWEEPERS.9. ANY GRADED AREAS THAT ARE GOING TO SIT IDLE FOR MORE THAN TWO WEEKS, SHALL HAVE AN APPROPRIATE GROUND COVER BMP APPLIED.
- 10. THE LOCATIONS SHOWN FOR THE EQUIPMENT AND MATERIAL DELIVERY STORAGE AREAS AND CONCRETE WASTE CLEANOUT MAY BE RELOCATED DURING CONSTRUCTION BY THE QSD AND UPDATED IN THE SWPPP.

STORM WATER POLLUTION PREVENTION BMP'S

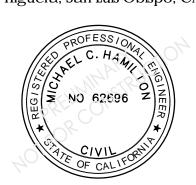
BMP*	NAME	SYMBOL
1 SE-1	SILT FENCE	××
② SE-7	STREET SWEEPING & VACUUMING	
3 SC-10	STORM DRAIN INLET PROTECTION	
4 TC-1	STABILIZED CONSTRUCTION ENTRANCE	
(5) WM-1	MATERIAL DELIVERY & STORAGE AREA CONSTRUCTION STAGING AREA	
6 WM-8	CONCRETE WASTE MANAGEMENT	
7 EC-3	HYDRAULIC MULCH	
8 SE-6	GRAVEL BAG BERM	

* REFERS TO BMP DESIGNATION GIVEN IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE CONSTRUCTION HANDBOOK. SEE HANDBOOK FOR BMP DETAILS AND IMPLEMENTATION





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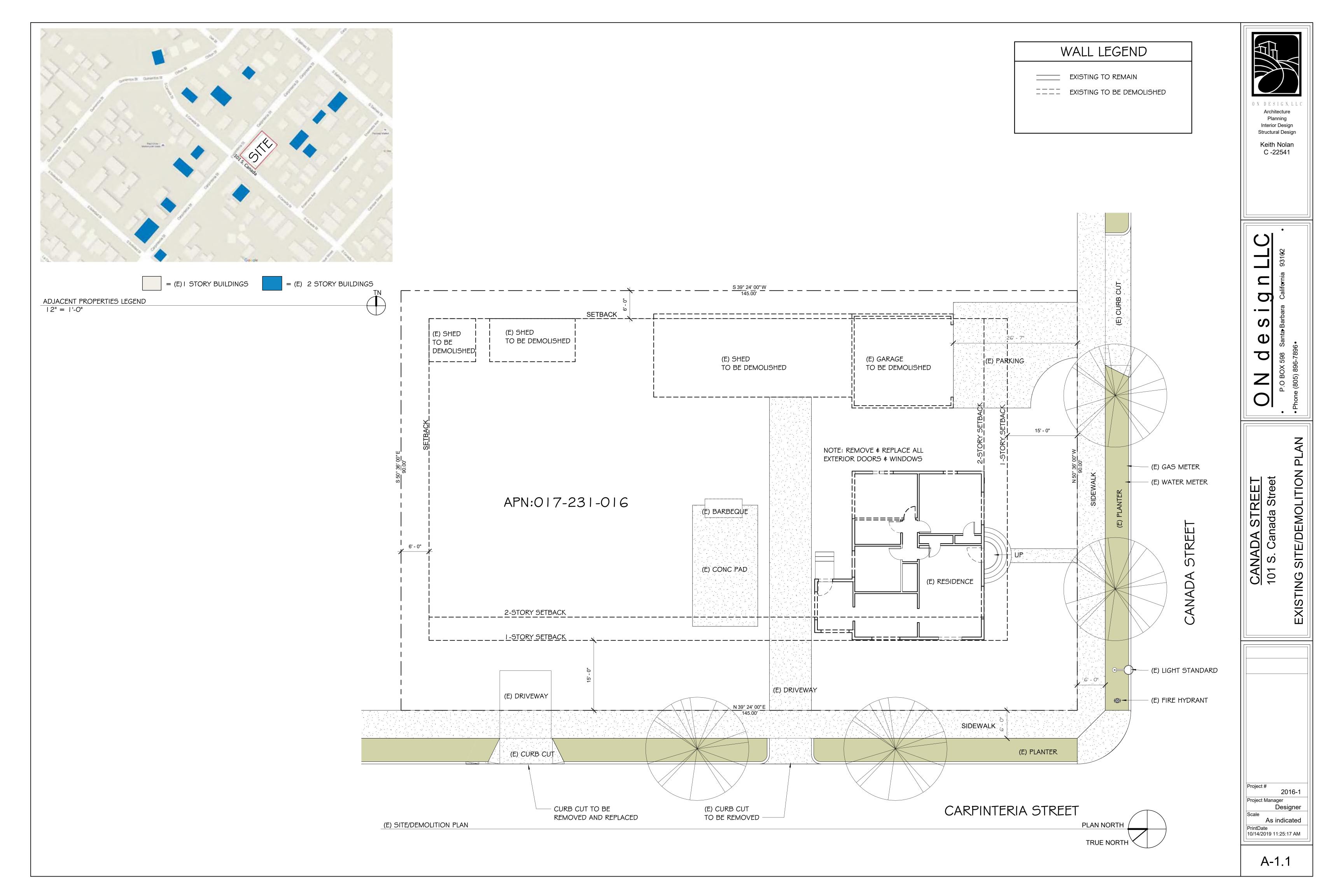
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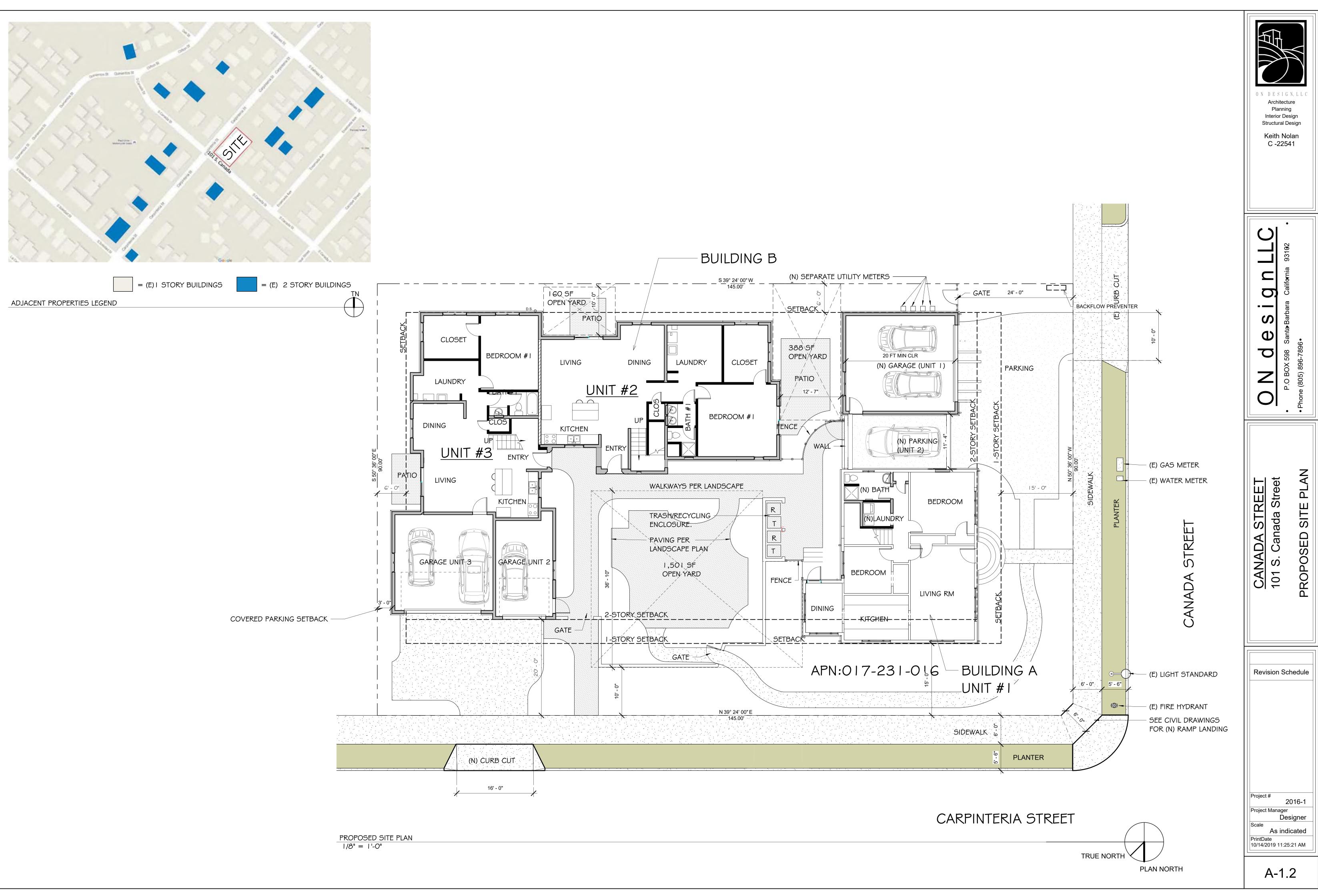
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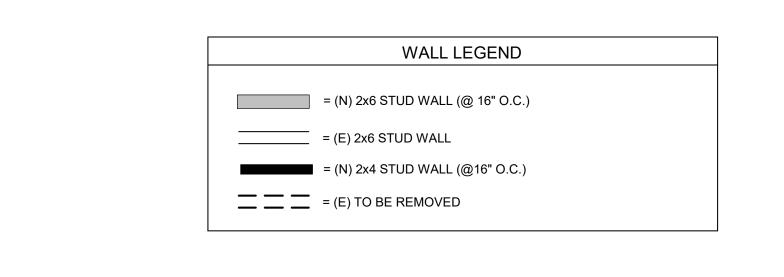
JULY 29, 2019
PROJECT NUMBER

1031-01-RS17

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Architecture
Planning
Interior Design
Structural Design

Keith Nolan C -22541

designLLC

• P.O BOX 598 Santa Barbara Ca

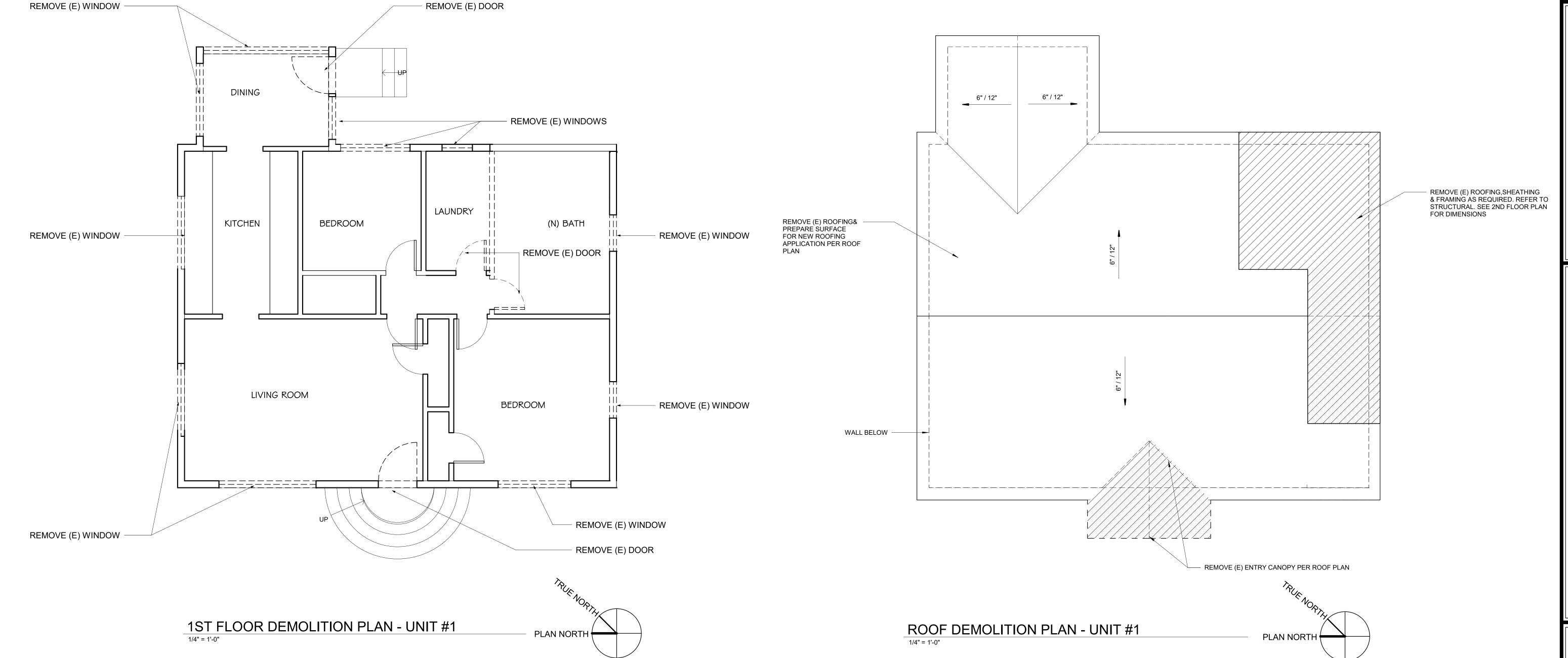
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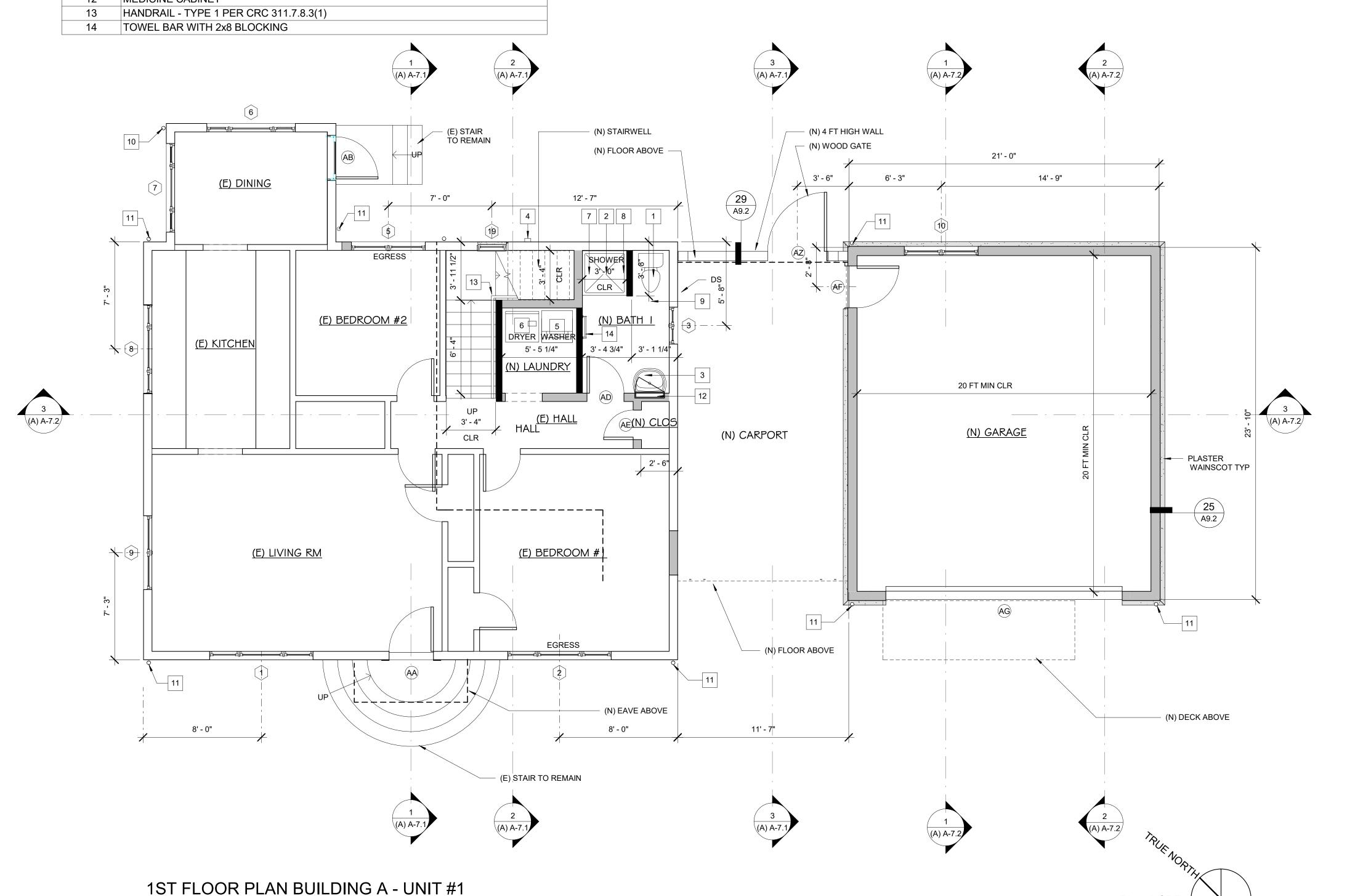
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Project Manager

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KEYNOTES TOILET O.F.C.I. PROVIDE 15" CLEAR TO WALL OR FIXTURE. PROVIDE 24" CLEAR IN FRONT OF WATER CLOSET. PROVIDE "NOBLE" SHOWER PAN LINER (noblecomany.com) (OR EQUAL) (INSTALL PER MFR SPECS) PEDESTAL SINK O.F.C.I. DRYER VENT - RAIN PROOF. BACKDRAFT PROTECTED TERMINATION - PROVIDE BACKER AS REQUIRED TO SUPPORT VENT ASSEMBLY. COMPLY WITH CMC 504.3 & 503.3.2.2 WASHER - O.F.C.I. - PROVIDE RECESSED "BOX WASHING MACHINE OUTLET" -PROVIDE FLOOD PAN & DRAIN DRYER O.F.C.I. SHOWERS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR. (CRC R307.2) SHOWER THRESHOLDS SHALL BE OF SUFFICIENT WIDTH TO ACCOMODATE A MIN 22" DOOR. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22" UNOBSTRUCTED OPENING FOR EGRESS (CPC 408.5) THE CLEAR SPACE IN FRONT OF ANY WATER CLOSET SHALL NOT BE LESS THAN 24 ICHES DEEP BY 30 INCHES WIDE CENTERED ON THE TOILET (402.5 CPC) 4" ROUND FACTORY FINISHED METAL DOWNSPOUT 4" ROUND FACTORY FINISHED METAL DOWNSPOUT 12 MEDICINE CABINET



= (N) 2x6 STUD WALL (@ 16" O.C.)

= (N) 2x4 STUD WALL (@16" O.C.)

DIMENSION NOTES

ALL EXTERIOR DIMENSIONS TAKEN FROM EDGE OF SLAB, NOT

INTERIOR DIMENSIONS TAKEN FROM FACE OF STUD UNLESS

_____ = (E) 2x6 STUD WALL

____ = (E) TO BE REMOVED

FACE OF STUDS

PLAN NORTH

OTHERWISE NOTED

- OWNER FOR APPROVAL PRIOR TO INSTALLATION)
- PENETRATIONS IN RATED WALL/CEILING ASSEMBLIES
- SUBCONTRACTOR(S) SHALL BE RESPONSIBLE FOR ALL TRADE RELATED ITEMS AS NOTED WITHIN FULL CONSTRUCTION DOCUMENTS AND ITEMS REQUIRED TO
- & LAYOUTS WITHIN FRAMED WALLS & FLOOR PRIOR TO CONSTRUCTION. IT IS THE CONTRACTORS FULL CONSTRUCTION.
- MECHANICAL & FRAMING CONTRACTOR SHALL COORDINATE & AGREE UPON SIZE & LOCATIONS FOR DUCTING PENETRATIONS & LAYOUTS WITHIN FRAMED WALLS AND FLOOR PRIOR TO CONSTRUCTION. IT IS THE CONTRACTORS FULL RESPONSIBILITY TO RESOLVE ANY CONFLICTS PRIOR TO CONSTRUCTION.
- PRIOR TO BIDDING, SUBCONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR VERIFICATION OF AVAILABILITY AND COMPATIBILITY OF ANY SPECIFIC PRODUCT SPECIFIED. CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER IMMEDIATELY WITH REQUESTED ALTERNATIVES OR SPACE CONFLICTS.
- ALL EXTERIOR AND (HABITABLE TO NON-HABITABLE) WALLS & CEILINGS SHALL BE INSULATED AT A MINIMUM PER T-24 SPECS (& AT ADDITIONAL LOCATIONS AS NOTED CONSTRUCTIONS DOCUMENTS).
- FRAMING CONTRACTOR TO RESOLVE ANY POTENTIAL CONSTRUCTION.
- 10. IT IS SOLELY THE GENERAL CONTRACTOR & TRADE CONTRACTOR'S RESPONSIBILITY TO RESOLVE ANY POTENTIAL CONFLICTS PRIOR TO SUBMITTAL OF BID(S). ADDITIONAL POTENTIAL CONFLICTS DURING CONSTRUCTION SHALL BE ABSORBED BY THE CONTRACTOR
- 12. ALL FIREBLOCKING AND DRAFTSTOPPING SHALL BE INSTALLED AND INSPECTED PRIOR TO ROUGH-IN OF
- 13. VENTING FOR GAS FIRED EQUIPMENT SHALL BE IN COMPLIANCE WITH 2016 C.P.C., 2016 C.B.C. AND MFR SPECS. SUBCONTRACTOR SHALL BE WHOLLY RESPONSIBLE TO VERIFY GAS FIRED EQUIPMENT LOCATIONS DO NOT CONFLICT WITH BUILDING DESIGN AND STRUCTURAL PRIOR TO SUBMITTAL OF BID.
- 14. THE FRAMING CONTRACTOR SHALL COORDINATE TIMING AND PLACEMENT OF INTERIOR SHEAR PANELS WITH THE GENERAL CONTRACTOR.
- 16. OFFSET ELECTRICAL OUTLETS AT SEPARATION WALLS PER GYPSUM ASSOCIATION SOUND ISOLATION STANDARDS. OUTLETS IN DWELLING UNIT SEPARATION WALLS SHALL HAVE ACOUSTIC PADS SURROUNDING THE BOX & WIRE
- ARCHITECT RE: PLACEMENT OF SPRINKLER HEADS PRIOR TO CONSTRUCTION.
- 18. PROVIDE MINIMUM 2x8 BLOCKING/BACKING AT ALL TOWEL
- 19. ACOUSTIC SEALANT INSTALLED IN A FIRE-RATED ASSEMBLY SHALL BE FIRE-RATED IN ADDITION TO PACKING
- 20. AT RATED PENETRATIONS, PROVIDE MEANS OF FIRE PROTECTION. (IE, LOWRY WRAP PADS, FIRE CAULK) INCLUDE FIRE-RATED ASSEMBLIES FOR THE FOLLOWING: GAS LINE, ELECTRICAL, CATV, TELCO, LOW VOLTAGE, WATER LINES, ACOUSTIC SEALANT INSTALLED IN A FIRE-RATED ASSEMBLY MUST BE FIRE-RATED AS WELL I.E. PACKING MATERIAL TO BE USED AT PIPE PENETRATIONS, PROVIDE U.L. LISTING.
- 23. ALL WATER CLOSETS SHALL HAVE AN EFFECTIVE FLUSH PERFORMANCE CRITERIA OF THE U.S. EPA WATER SENSE SPECIFICATION FOR TANK TYPE TOILETS. TO EXCEED 0.5 GALLONS PER FLUSH. RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE SINGLE VALVE SHALL HAVE A COMBINED FLOW RATED NOT TO EXCEED 1.8 GALLONS PER MINUTE. **RESIDENTIAL LAVATORY** FAUCETS SHALL HAVE A MAXIMUM RATE OF 1.2 GALLONS PER MINUTE AT 60 PSI AND A MINIMUM FLOW RATE OF NOT LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI. FAUCETS IN COMMON AND PUBLIC AREAS (OUTSIDE DWELLINGS AND SLEEPING UNITS) IN RESIDENTIAL BUILDINGS MUST HAVE A MAXIMUM FLOW RATE OF 0.5 GALLONS PER MINUTE AT 60 PSI.
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- RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS TEMPORARILY INCREASE THE FLOW RATE TO A MAXIMUM OF 2.2 GALLONS AT 60 PSI BUT MUST DEFAULT BACK TO THE 1.8 GALLONS PER MINUTE. (SECTION 4.303)

- **GENERAL NOTES**
- PROVIDE ACCESS PANELS AS REQUIRED BY CMC, CPC, CBC (PROVIDE SUBMITTAL TO ARCHITECT FOR REVIEW &
- PROVIDE FIRE SAFING, FIRE BLOCKING AT RATED WALL ASSEMBLIES. FIRE BLOCKING AT ALL CODE REQUIRED CONDITIONS.
- SHALL COMPLY WITH C.B.C.
- MEET THE INTENT OF THE C.D.'s & APPLICABLE CODES.
- PLUMBING & FRAMING CONTRACTOR SHALL COORDINATE & AGREE UPON LOCATIONS FOR PLUMBING PENETRATIONS RESPONSIBILITY TO RESOLVE ANY CONFLICTS PRIOR TO

- PLUMBING CONTRACTOR SHALL COORDINATE WITH CONFLICTS BETWEEN FRAMING AND PLUMBING PRIOR TO
- 11. WATER FIXTURES SHALL COMPLY WITH C.P.C., CAL-GREEN & LOCAL ORDINANCES. PRIOR TO PURCHASING FIXTURES, PLUMBING CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR VERIFYING ANY SPECIFIED FIXTURE COMPLIANCE.
- PLUMBING AND MECHANICAL.
- 15. AT ACOUSTIC TREATED WALLS, CAULK & SEAL ALL PENETRATIONS & TRANSITION AREAS PER NATIONAL GYPSUM & GYPSUM ASSOCIATION SOUND ISOLATION STANDARDS.
- 17. FIRE SPRINKLER DESIGNER SHALL COORDINATE WITH
- BAR LOCATIONS
- MATERIAL USED AT PIPE PENETRATIONS.
- 21. TRADE CONTRACTOR SHALL PROVIDE FURRING STRIPS AT FRAMED WALLS PRIOR TO GYP BD INSTALLATION TO MEET FINISH TOLERANCES (FRAMING TOLERANCES ± 1/8" PER 8'-0" VERTICAL & HORIZONTAL).
- 22. PROVIDE A MINIMUM LANDING OF 3'-0" IN DEPTH AT ALL EXTERIOR OPENINGS.
 - VOLUME OF NOT MORE THAN 1.28 GALLONS PER FLUSH. TANK TYPE WATER CLOSET SHALL BE CERTIFIED TO THE URINALS SHALL HAVE AN EFFECTIVE FLUSH VOLUME NOT SINGLE SHOWER HEADS SHALL HAVE A MAXIMUM FLOW AT 80 PSI. MULTIPLE SHOWER HEADS WHEN SERVED BY A METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL
 - PER CYCLE. KITCHEN FAUCETS SHALL HAVE A MAXIMUM OF FLOW



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Keith Nolan

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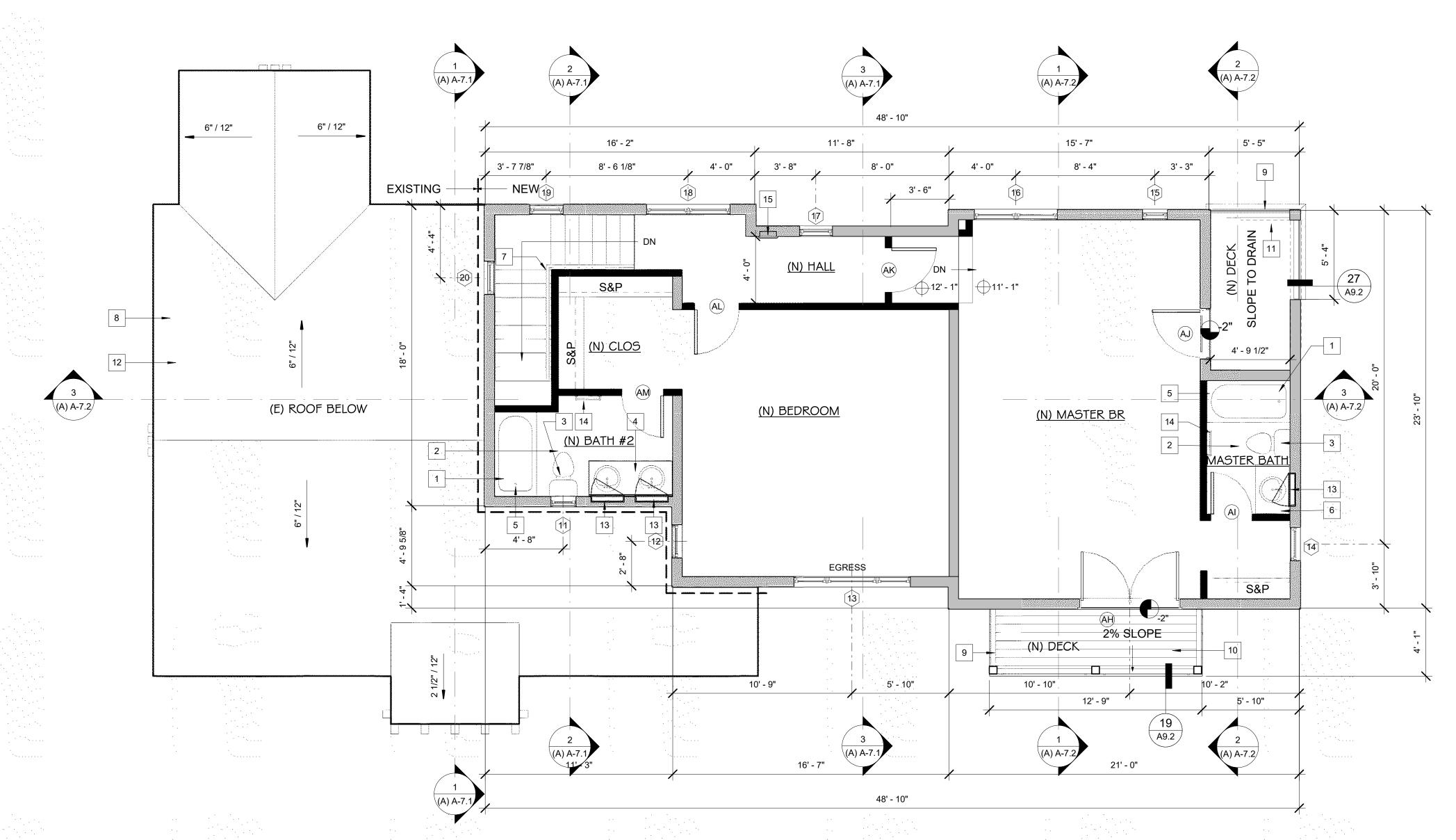
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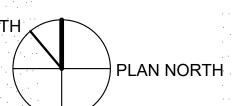
KEYNOTES

	1	SHOWERS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR. (CRC R307.2)
	2	THE CLEAR SPACE IN FRONT OF ANY WATER CLOSET SHALL NOT BE LESS THAN 24 ICHES DEEP BY 30 INCHES WIDE CENTERED ON THE TOILET (402.5 CPC)
	3	TOILET O.F.C.I. PROVIDE 15" CLEAR TO WALL OR FIXTURE. PROVIDE 24" CLEAR IN FRONT OF WATER CLOSET.
Ī	4	36" HIGH VANITY W/DOUBLE SINK
	5	PROVIDE NON-SLIP-JOINT TRAP AT BATHTUB
Ī	6	36" HIGH VANITY W/SINGLE SINK
Ī	7	HANDRAIL - TYPE 1 PER CRC 311.7.8.3(1)
	8	BORAL CLAYLITE LIGHTWEIGHT S-TILE WITH MISSION TILE TRIPLE STACK STARTER, COLOR - CHAPARRAL BLEND
	9	42" HIGH GUARDRAIL SHALL NOT PERMIT PASSAGE OF A 4" DIA. SPHERE- SEE DETAILS 17/18 A9.100
	10	2X6 OPEN WOOD DECKING - SLOPE TO DRAIN - 1/8"/FT MIN
Ī	11	LAMINATED MEMBRANE DECKING - SLOPE TO DRAIN 1/8"/FT MIN
	12	REMOVE EXISTING ROOFING - APPLY 2-LAYERS 30# FELT UNDER NEW ROOF TILE
Ī	13	MEDICINE CABINET
	14	TOWEL BAR WITH 2x8 BLOCKING
	15	WALL HEATER
_		



2ND FLOOR PLAN BUILDING A - UNIT #1

1/4" = 1'-0"



WALL LEGEND

= (N) 2x6 STUD WALL (@ 16" O.C.)

= (E) 2x6 STUD WALL

= (N) 2x4 STUD WALL (@16" O.C.) ____ = (E) TO BE REMOVED

DIMENSION NOTES

- ALL EXTERIOR DIMENSIONS TAKEN FROM EDGE OF SLAB, NOT FACE OF STUDS
- INTERIOR DIMENSIONS TAKEN FROM FACE OF STUD UNLESS

OTHERWISE NOTED

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- ACOUSTIC SEALANT INSTALLED IN A FIRE-RATED ASSEMBLY SHALL BE FIRE-RATED IN ADDITION TO PACKING MATERIAL USED AT PIPE PENETRATIONS.
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- MAXIMUM RATE OF 1.2 GALLONS PER MINUTE AT 60 PSI AND A MINIMUM FLOW RATE OF NOT LESS THAN 0.8 FAUCETS IN COMMON AND PUBLIC AREAS (OUTSIDE DWELLINGS AND SLEEPING UNITS) IN RESIDENTIAL BUILDINGS MUST HAVE A MAXIMUM FLOW RATE OF 0.5 GALLONS PER MINUTE AT 60 PSI. METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL

BUILDINGS MUST NOT DELIVER MORE THAN 0.25 GALLONS PER CYCLE. KITCHEN FAUCETS SHALL HAVE A MAXIMUM OF FLOW

RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS TEMPORARILY INCREASE THE FLOW RATE TO A MAXIMUM OF 2.2 GALLONS AT 60 PSI BUT MUST DEFAULT BACK TO THE 1.8 GALLONS PER MINUTE. (SECTION 4.303)



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> Keith Nolan C -22541

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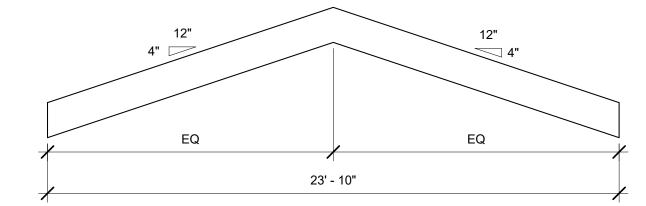
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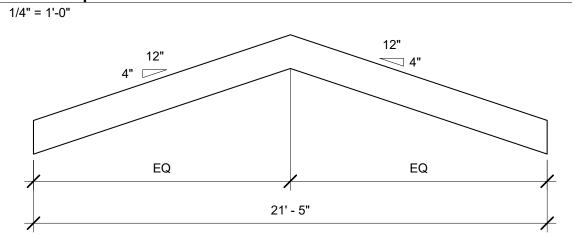
- REMOVE EXISTING ROOFING APPLY 2-LAYERS 30# FELT UNDER NEW ROOF TILE BORAL CLAYLITE LIGHTWEIGHT S-TILE WITH MISSION TILE TRIPLE STACK
- STARTER, COLOR STANDARD RED BLEND 6" HALF-ROUND FACTORY FINISHED METAL GUTTER - REFER TO ROOF PLAN FOR LAYOUT
- 4" ROUND FACTORY FINISHED METAL DOWNSPOUT
 - O'HAGIN CLOAKED ROOF VENT NET FREE VENT AREA = 72 SQ.IN. VENT SHALL BE PROTECTED WITH CORROSION RESITANT WIRE CLOTH SCREENING, OPENING SHALL BE A MIN 1/16" AND SHALL NOT EXCEED 1/4" (R806.1 CRC)

ROOF NOTES

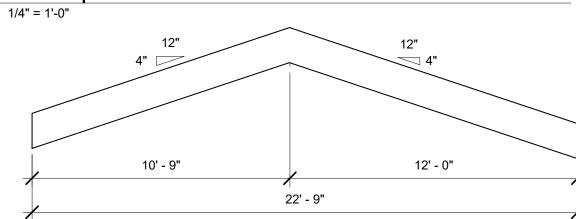
- UNLESS OTHERWISE NOTED, REQUIRED UNDERLAYMENT SHALL CONFORM TO ASTM D 226, TYPE 1, ASTM D 4869, TYPE , OR ASTM D 6757
- SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET SHALL COMPLY WITH ASTM D 1970.
- ALL VENTING EQUIPMENT ON ROOF TO BE PRIMERD AND PAINTED TO MATCH ROOF COLOR
- TRUSS MANUFACTURER TO PROVIDE SOILD BLOCKING AT



Truss profile A

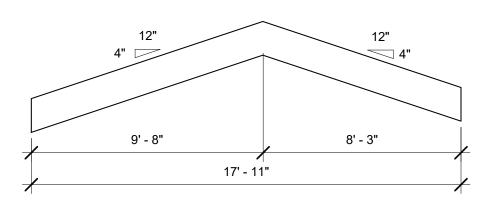


Truss profile B



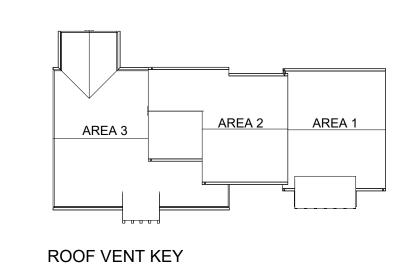
Truss profile C

1/4" = 1'-0"



Truss profile D

	ROOF VENT CALCS AREA #1
REQUIRED :	538 SQFT/300 = 1.79 SQFT
PROVIDED:	CLOAKED VENT = 4 x 97.5 SQ IN = 390 SQIN
	TOTAL = 390 SQ IN = 2.7 SQ FT > 1.79 SQ FT : OK
	ROOF VENT CALCS AREA #2
REQUIRED :	648 SQFT/300 = 2.16 SQFT
PROVIDED:	CLOAKED VENT = 4 x 97.5 SQ IN = 390 SQIN
	TOTAL = 390 SQ IN = 2.7 SQ FT > 2.16 SQ FT : OK
	ROOF VENT CALCS AREA #3
REQUIRED :	802 SQFT/300 = 2.67 SQFT
PROVIDED:	CLOAKED VENT = 4 x 97.5 SQ IN = 390 SQIN
	TOTAL = 390 SQ IN = 2.7 SQ FT > 2.67 SQ FT : OK



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Interior Design Structural Design

Keith Nolan C -22541

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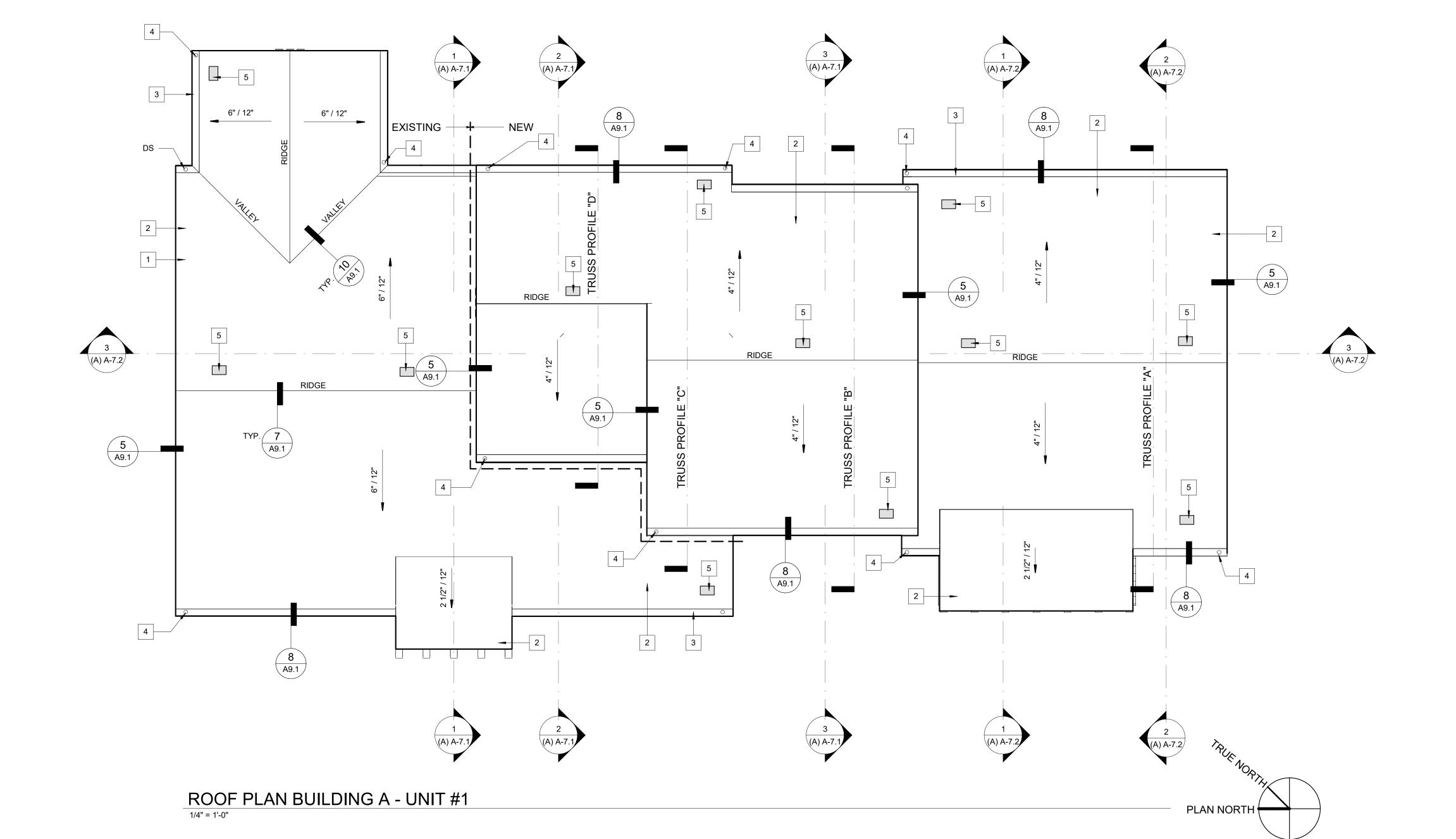
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CANADA STREET, SANTA PROPOSED ROOF PLAN

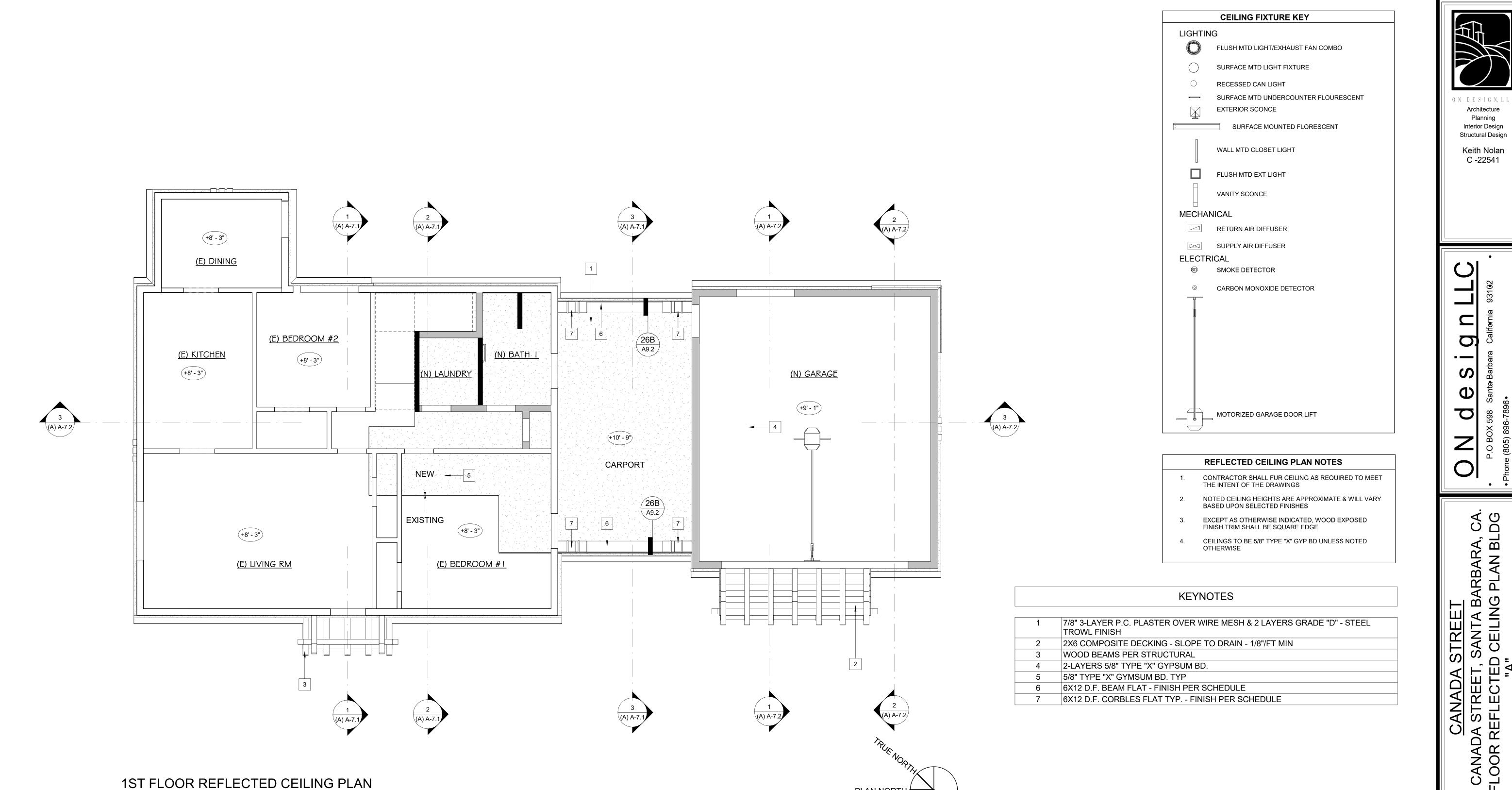
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1/4" = 1'-0"

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Architecture Planning

Interior Design Structural Design

Keith Nolan C -22541

CANADA STREET

1 S CANADA STREET, SANTA BARBARA

1 T FLOOR REFLECTED CEILING PLAN BI
"A" 101 S 1ST F

Revision Schedule

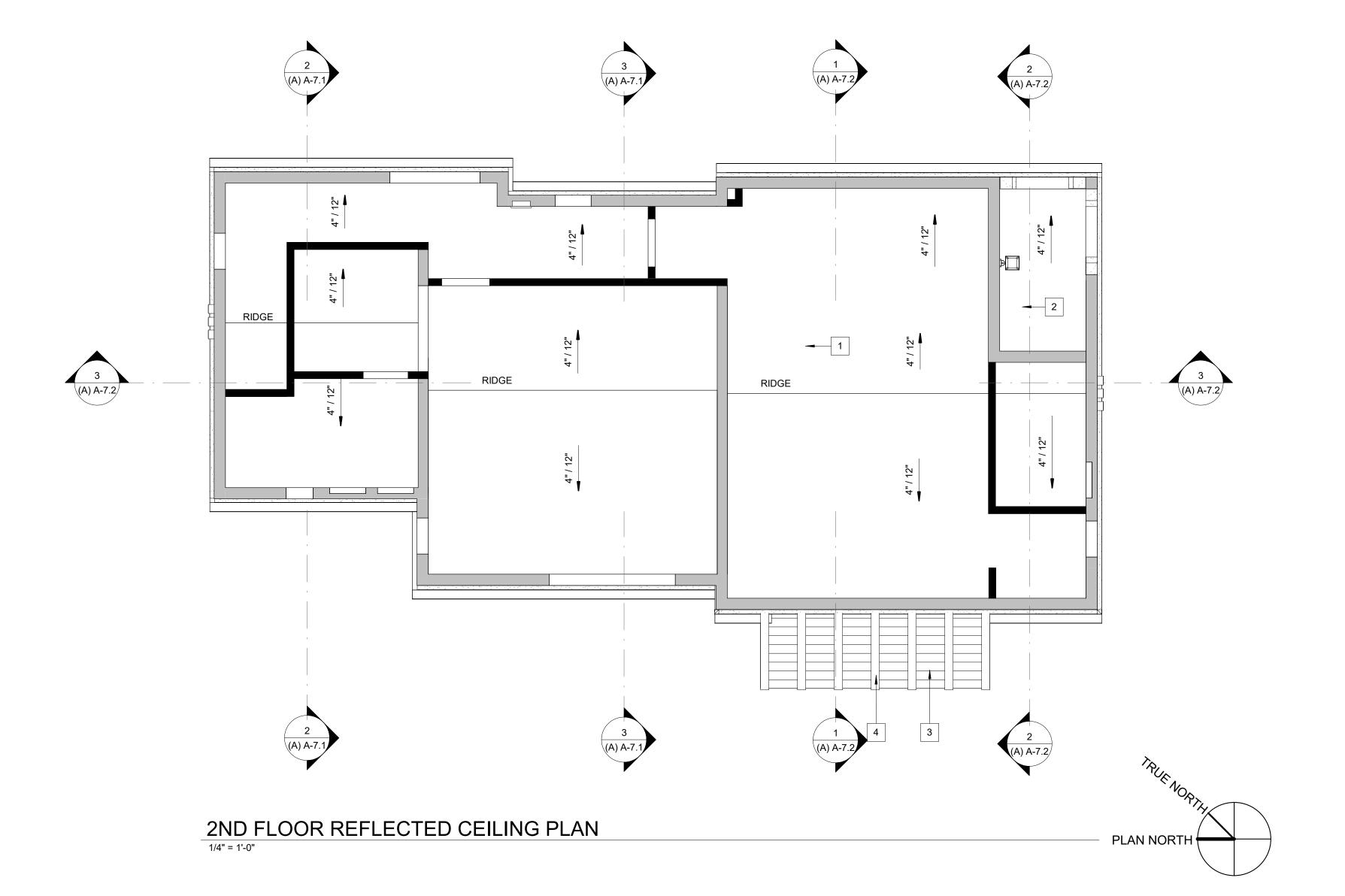
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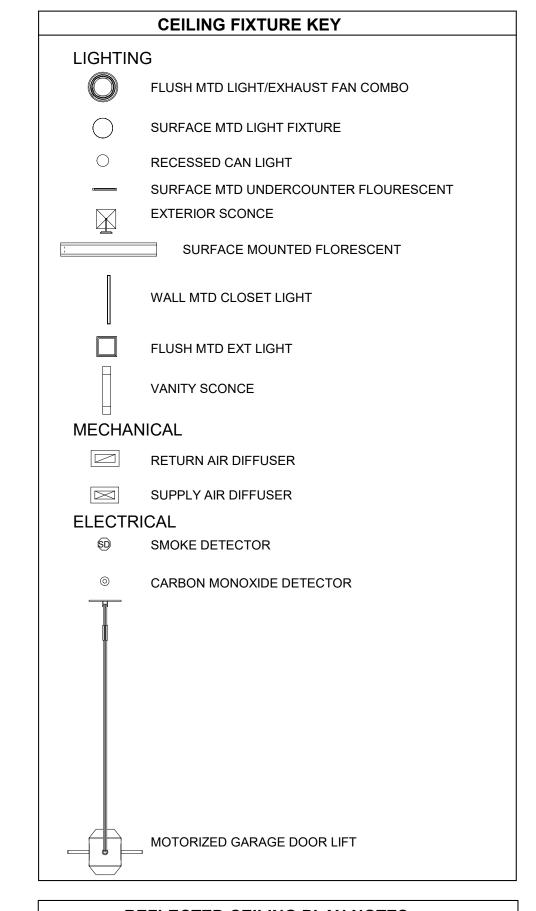
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1/4" = 1'-0"

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REFLECTED CEILING PLAN NOTES

- CONTRACTOR SHALL FUR CEILING AS REQUIRED TO MEET THE INTENT OF THE DRAWINGS
- NOTED CEILING HEIGHTS ARE APPROXIMATE & WILL VARY BASED UPON SELECTED FINISHES
- 3. EXCEPT AS OTHERWISE INDICATED, WOOD EXPOSED FINISH TRIM SHALL BE SQUARE EDGE
- 4. CEILINGS TO BE 5/8" TYPE "X" GYP BD UNLESS NOTED OTHERWISE

KEYNOTES

1	5/8" TYPE "X" GYMSUM BD. TYP
	7/8" 3-LAYER P.C. PLASTER OVER WIRE MESH & 2 LAYERS GRADE "D" - STEEL TROWL FINISH
3	2X6 COMPOSITE DECKING - SLOPE TO DRAIN - 1/8"/FT MIN
4	WOOD BEAMS PER STRUCTURAL



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esign CLC Santa Barbara California 93102 .

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CANADA STREET

101 S CANADA STREET, SANTA BARBARA, CA.

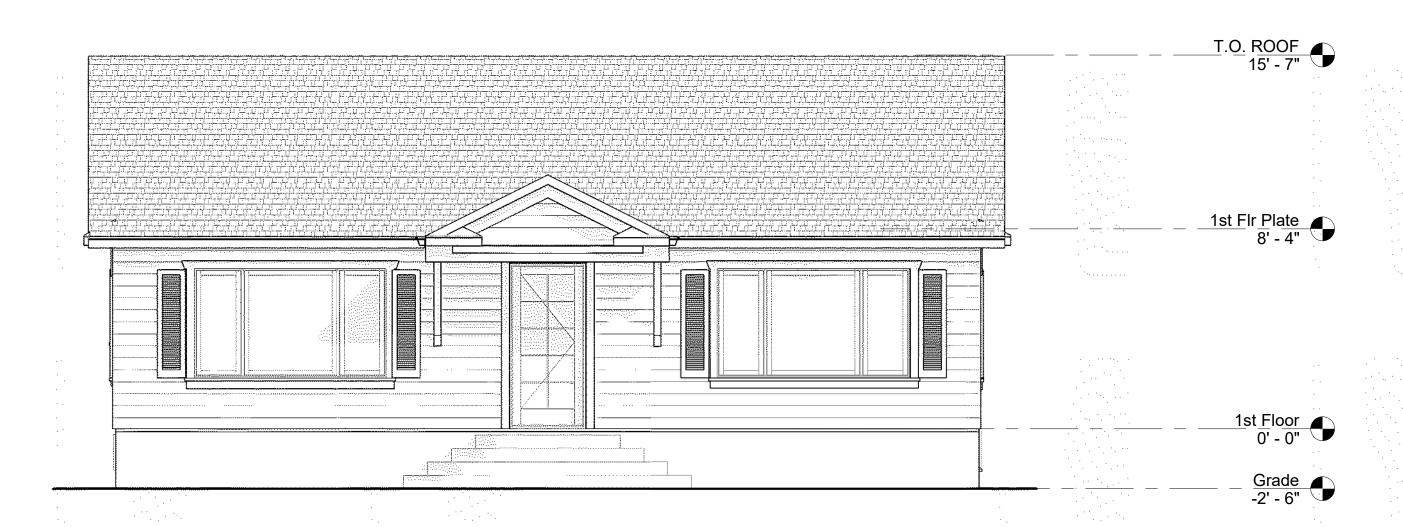
2ND FLOOR REFLECTED CEILING PLAN "BLDG
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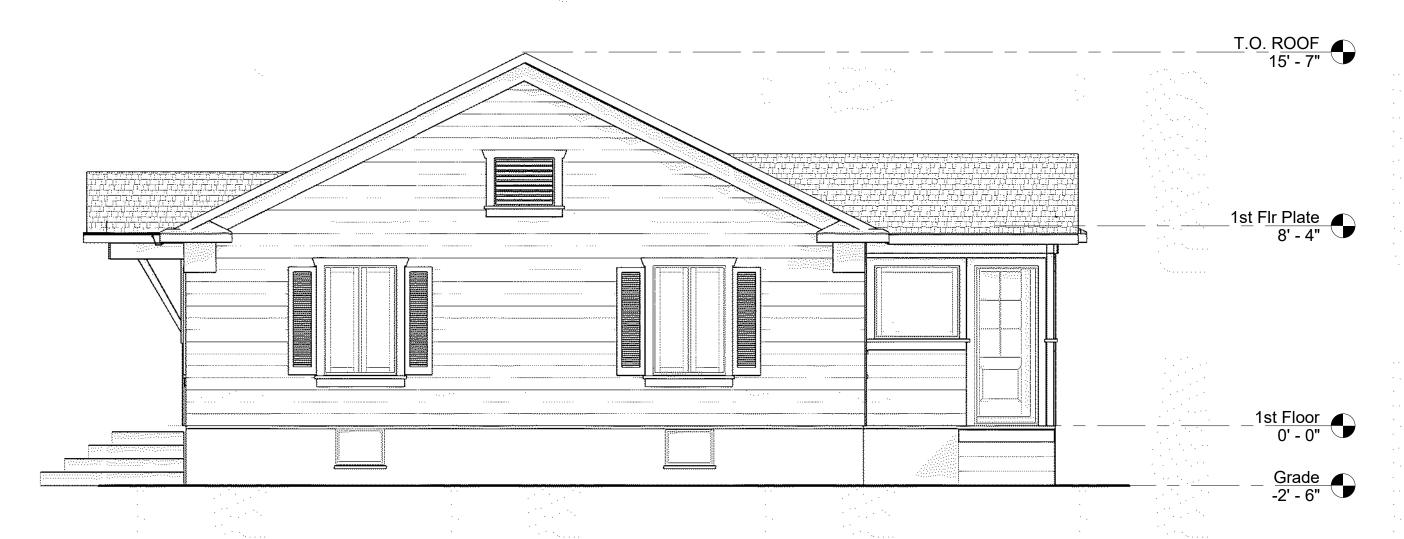


SOUTH ELEVATION 1/4" = 1'-0"

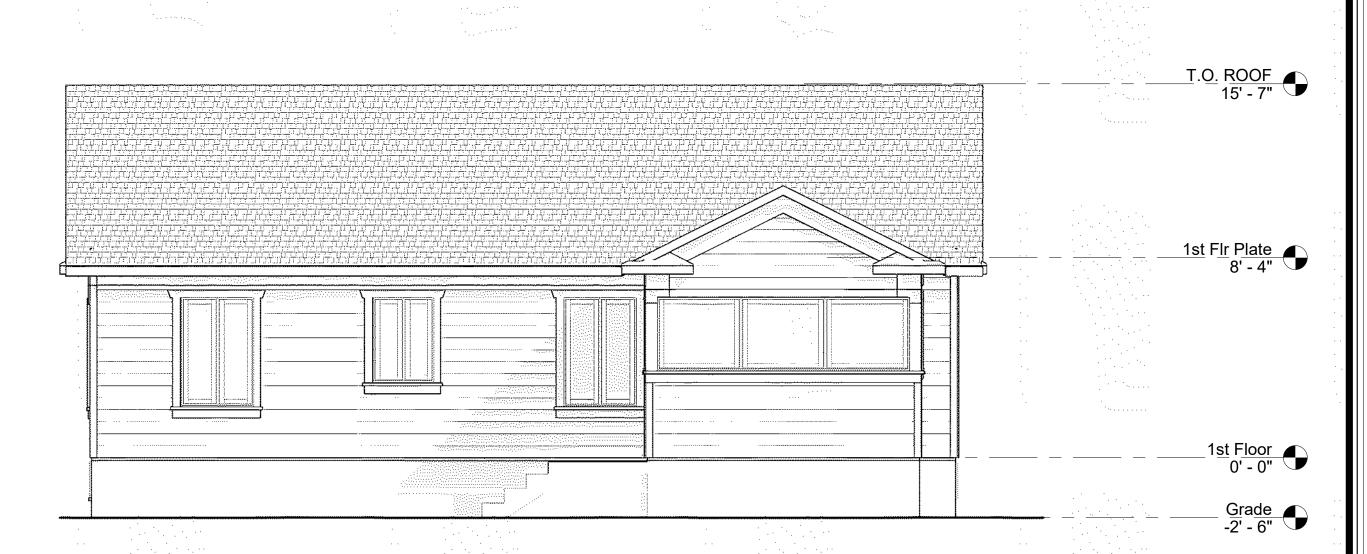


WEST ELEVATION

1/4" = 1'-0"



EAST ELEVATION 1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

101

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ELEVATION **EXTERIOR** I CANADA STREET, (E) HOUSE

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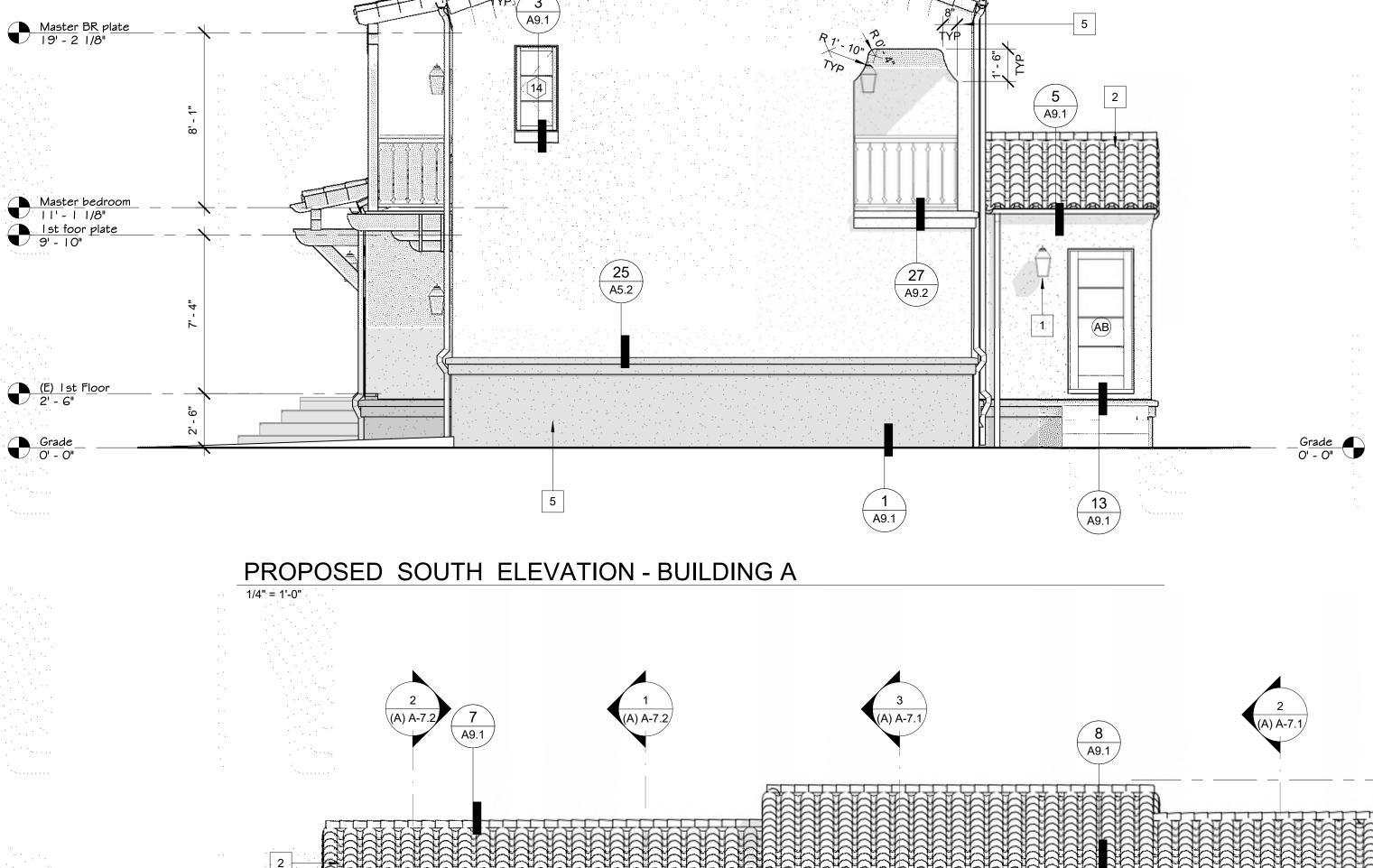
 		EL	.EVA	TION	I NO	TES

- 1. ROOF PROTRUSIONS (ETCH/PREP, PRIME & PAINT TO MATCH ROOF)
- 2. FOR PENETRATIONS IN RATED WALL ASSEMBLIES, REFER TO DETAILS ON SHEET A-9.2 & C..B.C.
- 3. SUBCONTRACTOR(S) SHALL BE RESPONSIBLE FOR ALL TRADE RELATED ITEMS AS CONTAINED WITHIN FULL CONSTRUCTION DOCUMENTS & ITEMS REQUIRED
- 4. ALL ELECTRICAL, GAS, PLUMBING & MECHANICAL PENETRATIONS IN EXTERIOR WALLS SHALL BE FLASHED WITH "QUICKFLASH" WATERPROOFING PRODUCTS (WWW.QUICKFLASHPRODUCTS.COM) (OR EQUAL)
- 5. EXTERIOR OF BUILDING, SHALL BE WRAPPED WITH MIN. GRADE "D" PRIOR TO INSTALLING FINISH MATERIAL.
- 6. ALL FLASHING SHALL BE CONSISTENT WITH ROOF & WALL FINISH MFRS. DISSIMILAR METALS SHALL NOT BE IN
- BACKPRIME ALL UNFINISHED TRIM EDGES PRIOR TO INSTALLATION (TYPICAL)
- REFER TO "CONDITIONS OF APPROVAL" FOR OTHER REQUIREMENTS
- WOOD FRAMING MEMBERS (INCLUDING WOOD SHEATHING) THAT REST ON FOUNDATION WALLS & ARE LESS THAN 8" FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE TREATED WOOD (C.B.C. 2304.11.2.2)
- O. CLEARANCES BETWEEN WOOD SIDING & EARTH ON THE EXTERIOR OF A BUILDING SHALL NOT BE LESS THAN 6" EXCEPT WHERE SIDING (SHEATHING & WALL FRAMING) ARE OF NATURALLY DURABLE OR PRESERVATIVE TREATED WOOD (C.B.C. 2304.11.2.6)
- 11. RAKED BOARDS AND TRIM BEYOND THE RAKE SHALL BE CONTINUOUS.

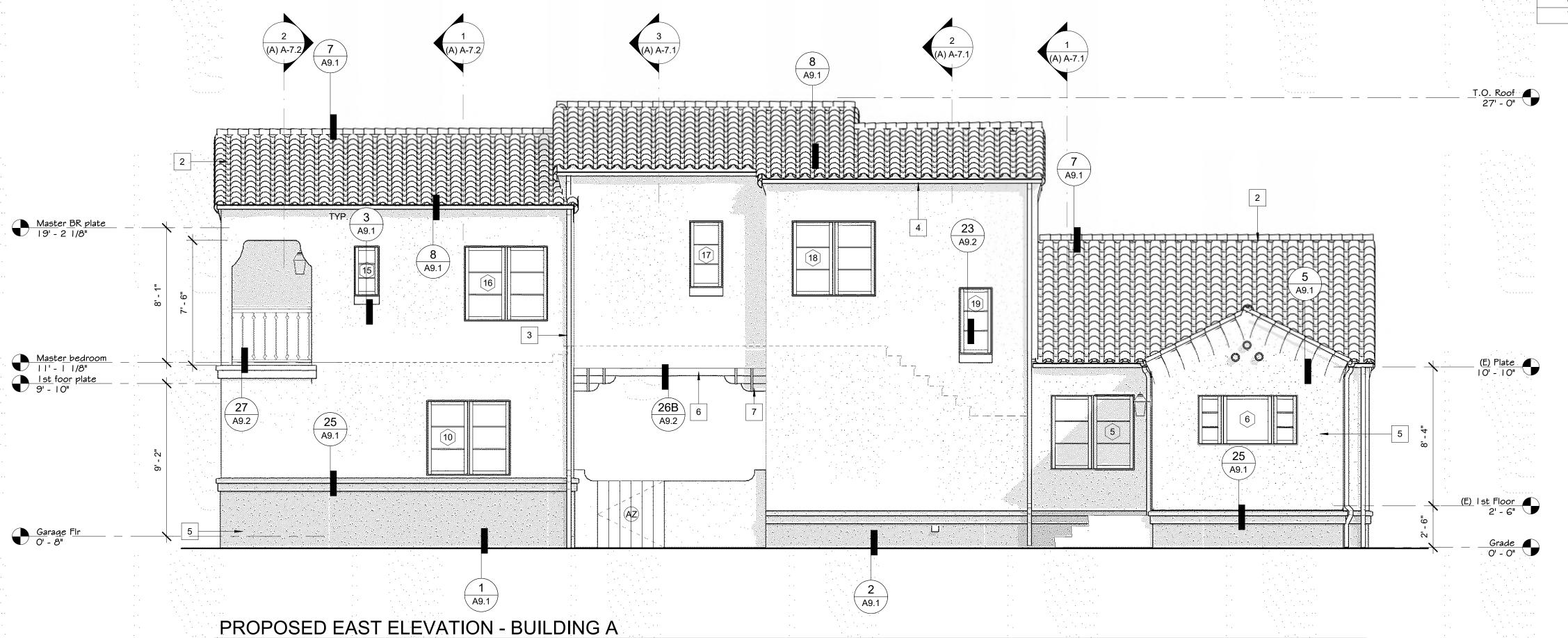
KEYNOTES

- 1 ELK IRVINE 13" LED EXTERIOR SCONE 87121/LED, MATTE BLACK
 2 BORAL CLAYLITE LIGHTWEIGHT S-TILE WITH MISSION TILE TRIPLE STACK STARTER, COLOR STANDARD RED BLEND
 3 4" ROUND FACTORY FINISHED METAL DOWNSPOUT
- 4 6" HALF-ROUND FACTORY FINISHED METAL GUTTER REFER TO ROOF PLAN FOR LAYOUT
- 5 7/8" 3-LAYER P.C. PLASTER OVER WIRE MESH & 2 LAYERS GRADE "D" STEEL TROWL FINISH
- 6 6X12 D.F. BEAM FLAT FINISH PER SCHEDULE

7 6X12 D.F. CORBLES FLAT TYP. - FINISH PER SCHEDULE



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PROPOSED WEST ELEVATION - BUILDING A



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101 S CANADA STREET, SANTA BARBARA, CA.

Revision Schedule

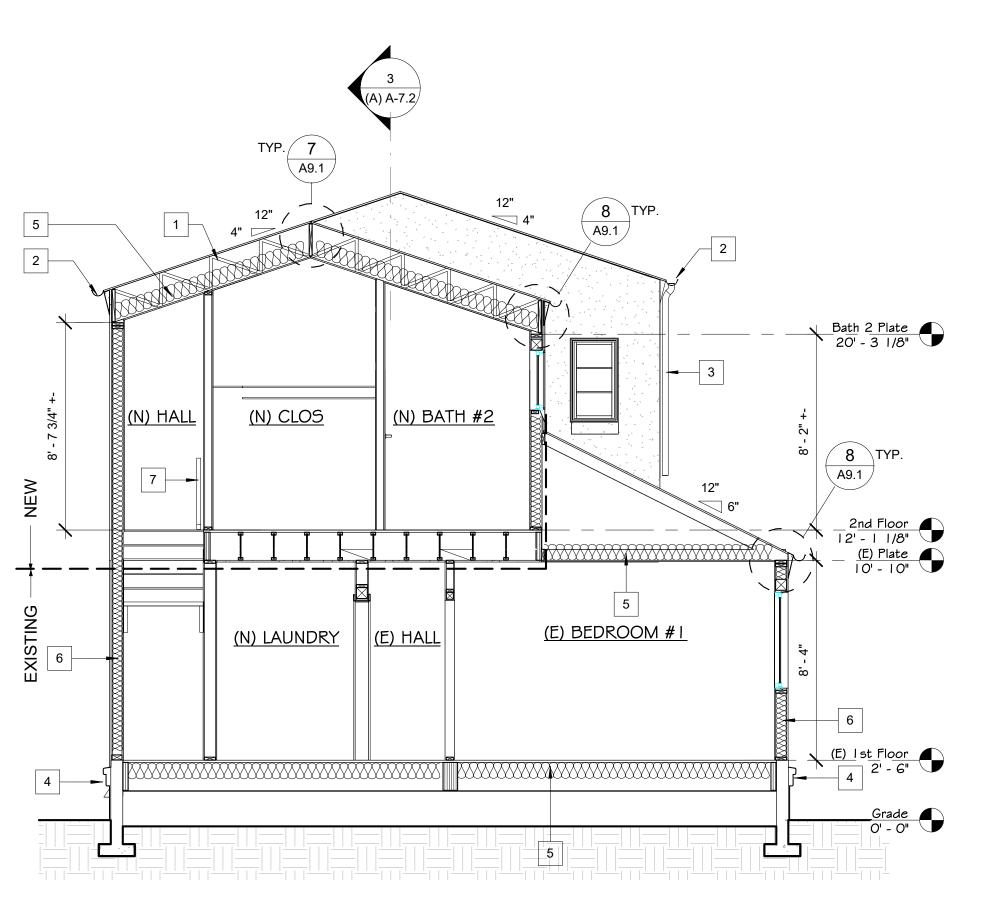
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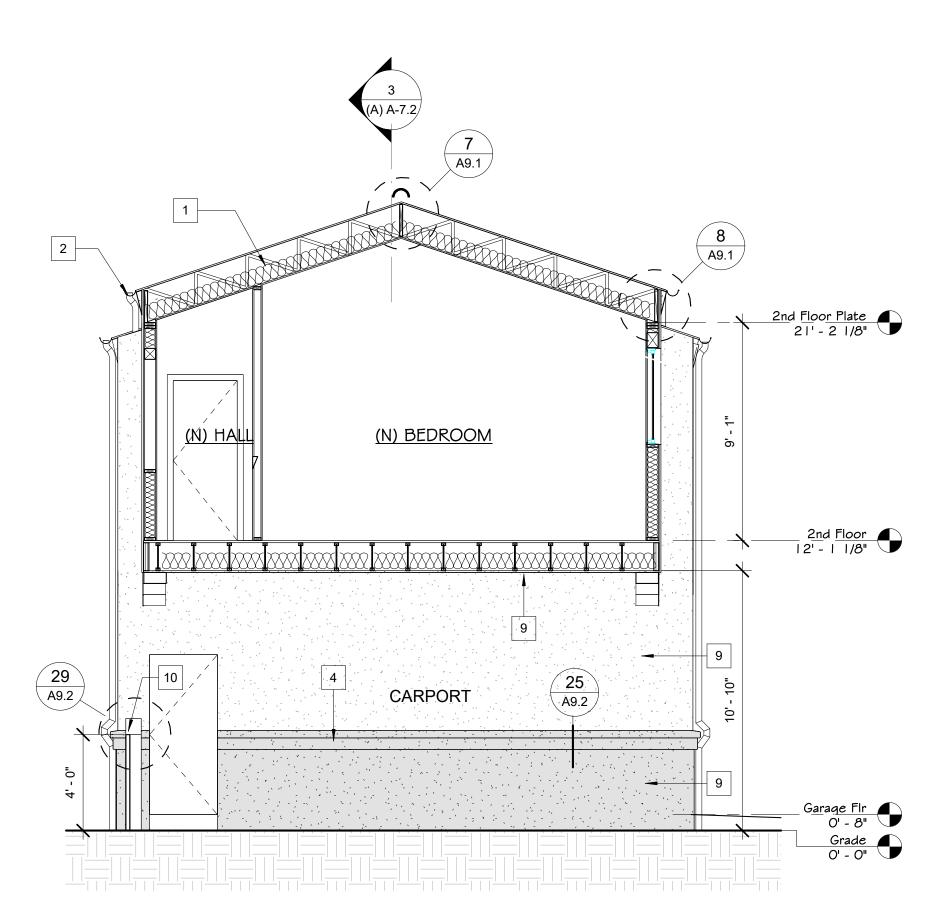
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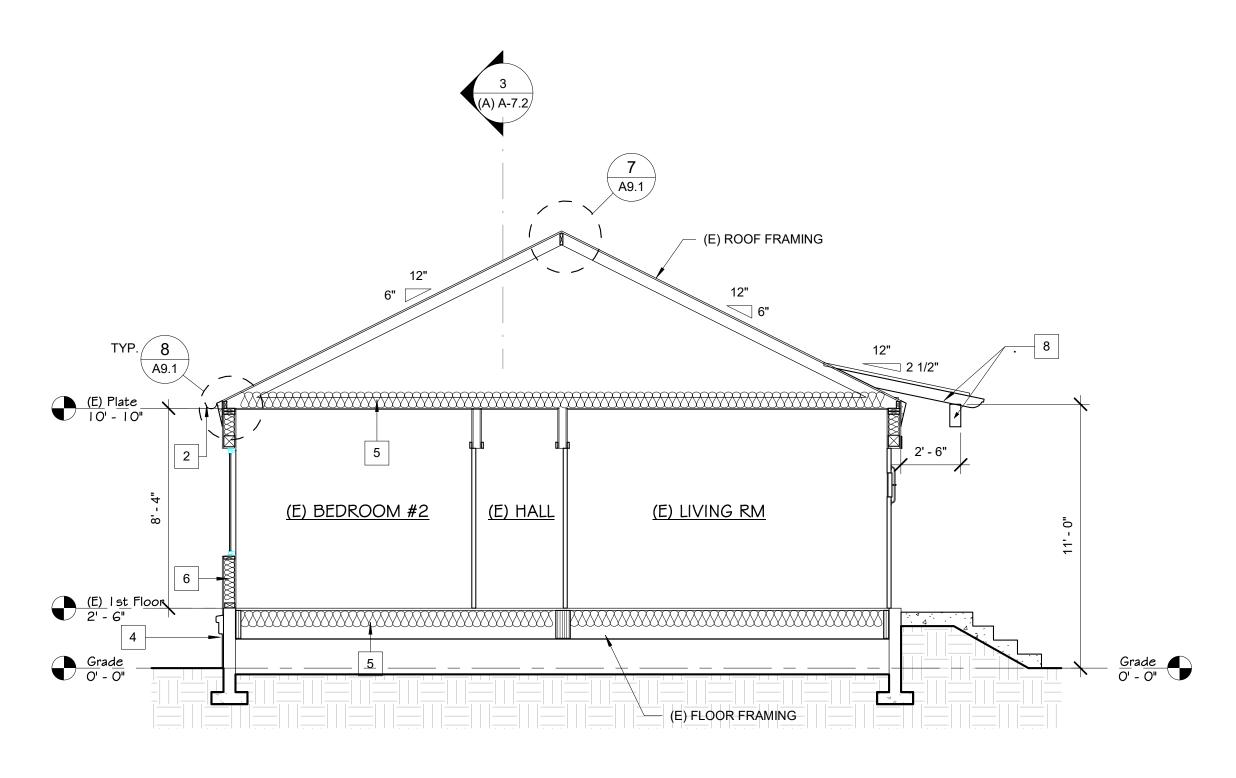
Section 2

1/4" = 1'-0"



Section 3

1/4" = 1'-0"



Section 1 1/4" = 1'-0"

SECTION NOTES

- 1. MINIMUM 5/8" TYPE "X" GYP. BD. AT WALLS AND CEILINGS U.O.N.
- REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION, FLOOR AND ROOF FRAMING LAYOUT & STRUCTURAL DETAILS

	KEYNOTES
1	PARRALLEL CHORD TRUSS PER TRUSS MANUFACTURER TYP
2	6" HALF-ROUND FACTORY FINISHED METAL GUTTER - REFER TO ROOF PLAN FOR LAYOUT
3	4" ROUND FACTORY FINISHED METAL DOWNSPOUT
4	PLASTER WAINSCOT
5	R-30 BATT INSULATION PER TITLE 24 CALCULATIONS TYP
6	R-19 BATT INSULATION PER TITLE 24 CALCULATIONS TYP
7	GRIP SIZE: HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIA OF AT LEAST 1-1/4" NOT GREATER THAN 2" DIA. NON-CIRCULAR HANDRAILS SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6-1/4" WITH A MAX. CROSS SECTION DIMENSION OF 2-1/4". EDGES SHALL HAVE A MIN RADIUS OF 0.01." (C.R.C. R311.7.8.3) - HEIGHT: HANDRAILS MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38." (CRC R311.7.8.1) CONTINUITY: HANDRAILS FOR STAIRWAYS SHALL BE CONTINIOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAIL ADJACENT TO WALL SHALL HAVE A SPACE NOT LESS THAN 1 1/2" BETWEEN THE WALL AND HANDRAILS (R311.7.8.2) - PROVIDE SOLID 2x8 BLOCKING FOR ATTACHMENT TO WALL. FINISH PER OWNER. (SIZE, ATTACHMENT, TERMINATION PER C.R.C.)
8	WOOD BEAMS PER STRUCTURAL
9	7/8" 3-LAYER P.C. PLASTER OVER WIRE MESH & 2 LAYERS GRADE "D" - STEEL TROWL FINISH
10	CMU WALL & WOOD GATE

101

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Master BR plate 19' - 2 1/8"

2nd Floor 12' - 1 1/8"

Section 6

1/4" = 1'-0"

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BLDG SECTIONS

Project #

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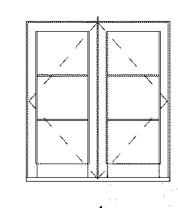
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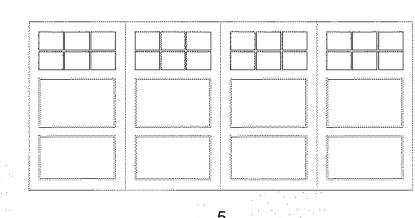
				DOOR	SCHEDULE		
Sym	Width	Height	Room Name	Typ e	Head Height	Manufactur er	Notes
AA	3' - 0"	6' - 8"	(E) LIVING RM	1	6' - 8"		
AB	3' - 0"	6' - 8"	(E) DINING	2	6' - 8"		
· AD	2' - 6"	6' - 8"	(N) BATH 1	3	6' - 8"		
AE	2' - 0"	8' - 0"	(N) CLOS	3	8' - 0"		
AF	2' - 10"	6' - 8"	(N) GARAGE	3.	6' - 8"		
AG	16' - 0"	7' - 0"	(N) GARAGE	5	7' - 0"	CLOPAY	
AH	6' - 0"	6' - 8"	(N) MASTER BR	4	6' - 8"		
· Al	2' - 6"	6' - 8"	(N) MASTER BR	3	5' - 8"		
AJ	3' - 0"	6' - 8"	(N) MASTER BR	2	6' - 8"		
AK	2' - 8"	6' - 8"	(N) HALL	3	6' - 8"		
AL	2' - 8"	6' - 8"	(N) BATH 1	3	6' - 8"		· · · · · · · · · · · · · · · · · · ·
AM	2' - 6"	6' - 8"	(N) CLOS	3	6' - 8"		
AZ	4' - 0"	4' - 0"		6	4' - 0"		WOODEN GATE

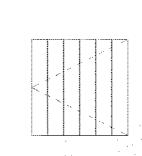
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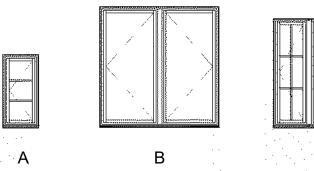
DOOR TYPES

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- 1. ALTHOUGH NOT ALL NOTES ARE SPECIFICALLY IDENTIFIED, SOME NOTES ARE NOT KEYED AND SHALL BE APPLIED TO APPLICABLE CONDITIONS
- 2. SAFETY GLAZING
- 3. ALL EXTERIOR DOORS SHALL BE RATED
- 4. WEATHERSTRIP ALL EXTERIOR DOORS PER T-24
- 5. WEATHERSTRIP / THRESHOLD AT ALL EXTERIOR & OTHER NOTED DOORS
- 6. PROVIDE DOOR HARDWARE, LATCHING, LOCKING DEVICES CONSISTENT WITH CBC #1120A.2.5.1
- 7. ALL GLAZING IN DOORS SHALL BE DUAL GLAZED TEMPERED
- 8. ALL EXTERIOR DOORS SHALL BE PROVIDED WITH A THRESHOLD PAN ("JAMSILL" OR EQUAL)
- 9. USE MFR LOCKSET ASSEMBLY TO MATCH DOOR ASSEMBLY
- 10. PROVIDE BELT-DRIVE GARAGE DOOR OPENER ("CHAMBERLIN WHISPER DRIVE" OR EQUAL) CONFIRM COMPATIBILITY WITH SELECTED GARAGE DOOR PRIOR TO PURCHASE. INCLUDE: (2) THREE-FUNCTION REMOTE CONTROLS, OUTSIDE KEYLESS ENTRY PAD, ROLLING CODE SECURITY
- 11. 20 MINUTE SELF CLOSING DOOR PER CRC R302.5.1
- 12. UNDERCUT DOOR 1" FROM FINISH FLOOR
- 13. FEILD VERIFY ALL CONDITIONS FOR PLACEMENT, SIZE AND DETAILS.

					•	WINDOW	SCHEDULE			
Sym	Width	Height	Room Name	Туре	Level	Head Height	Manufacturer	Model	Operation	Notes
1	8' - 0"	4' - 0"	(E) LIVING RM	С	(E) 1st Floor	7' - 0"	JELDWEN	PREMIUM VINYL	CASEMENT	
2	8' - 0"	4' - 0"	(E) BEDROOM #1	С	(E) 1st Floor	7' - 0"	JELDWEN	PREMIUM VINYL	CASEMENT	EGRESS
3	2' - 6"	3' - 0"	(N) BATH 1	В	(E) 1st Floor	6' - 8"	JELDWEN	PREMIUM VINYL	CASEMENT	TRANSLUCENT
5	5' - 0"	4' - 6"	(E) BEDROOM #2	В	(E) 1st Floor	6' - 8"	JELDWEN	PREMIUM VINYL	CASEMENT	
6	6' - 0"	3' - 0"	(E) DINING	С	(E) 1st Floor	6' - 8"	JELDWEN	PREMIUM VINYL	CASEMENT	EGRESS
7	6' - 0"	3' - 0"	(E) DINING	С	(E) 1st Floor	6' - 8"	JELDWEN	PREMIUM VINYL	CASEMENT	
8	6' - 0"	3' - 0"	(E) KITCHEN	С	(E) 1st Floor	6' - 8"	JELDWEN	PREMIUM VINYL	CASEMENT	
9	5' - 0"	4' - 6"	(E) LIVING RM	В	(E) 1st Floor	6' - 8"	JELDWEN	PREMIUM VINYL	CASEMENT	
10	5' - 0"	4' - 6"	(N) GARAGE	В	Garage Flr	8' - 2"	JELDWEN	PREMIUM VINYL	CASEMENT	
11	1' - 6"	2' - 6"	(E) BEDROOM #1	Α	2nd Floor	7' - 6"	JELDWEN	PREMIUM VINYL	CASEMENT	TRANSLUCENT
12	2' - 0"	3' - 6"	(E) BEDROOM #1	Α	2nd Floor	8' - 0"	JELDWEN	PREMIUM VINYL	CASEMENT	
1.3	8' - 0"	4' - 0"	(N) BEDROOM	С	2nd Floor	8' - 0"	JELDWEN	PREMIUM VINYL	CASEMENT	EGRESS Samuel
14	2' - 0"	4' - 0"	(N) MASTER BR	Α	Master bedroom	7' - 6"	JELDWEN	PREMIUM VINYL	CASEMENT	
15	1' - 6"	3' - 0"	(N) MASTER BR	Α	Master bedroom	7' - 0"	JELDWEN	PREMIUM VINYL	CASEMENT	
16	5' - 0"	4' - 6"	(N) MASTER BR	В	Master bedroom	7' - 0"	JELDWEN	PREMIUM VINYL	CASEMENT	
17	2' - 0"	4' - 0"	(N) HALL	17	2nd Floor	7' - 6"	JELDWEN	PREMIUM VINYL	CASEMENT	
18	5' - 0"	4' - 6"	(N) BATH 1	В	2nd Floor	7' - 6"	JELDWEN	PREMIUM VINYL	CASEMENT	
19	2' - 0"	4' - 0"	(E) HALL	Α	2nd Floor	3' - 6"	JELDWEN	PREMIUM VINYL	CASEMENT	
20	2' - 0"	4' - 0"	(E) HALL	Α	2nd Floor	8' - 0"	JELDWEN	PREMIUM VINYL	CASEMENT	
21	2' - 0"	4' - 0"	(N) MASTER BR	Α	Master bedroom	6' - 8"	JELDWEN	PREMIUM VINYL	CASEMENT	



WINDOW TYPES

1/4" = 1'-0"

DOOR KEY

- PL = PASSAGE LATCH
- BL = BED / BATH LOCK
- KE = KEYED ENTRY LOCK WITH DEADBOLT
- DL = DUMMY LATCH
- DB = 1 KEY DEAD BOLT
- M = METAL SKIN, INSULATED SOLID CORE
- SC = SOLID CORE
- HC = HOLLOW CORE
- V/G = VINYL / GLASS
- M/G = METAL / GLASS

WINDOW NOTES

- . ALTHOUGH NOT ALL NOTES ARE SPECIFICALLY IDENTIFIED, SOME NOTES ARE NOT KEYED AND SHALL BE APPLIED TO APPLICABLE CONDITIONS
- 2. SAFETY GLAZING
- 3. ALL WINDOWS SHALL BE LOW E, DUAL GLAZED WOOD/CLAD
- 4. ALL WINDOWS SHALL BE IN COMPLIANCE WITH TITLE-24 ENERGY CALCS
- 5. WINDOWS LOCATED WITHIN 24" OF STRIKE/HINGE EDGE OF DOORS SHALL BE TEMPERED (CBC CHAPTER 24)
- 6. PRIOR TO ORDERING WINDOWS CONTRACTOR SHALL VERIFY THAT ALL WINDOWS ARE IN COMPLIANCE WITH CBC
- 7. ALL WINDOWS SHALL HAVE SILL PANS "JAMSILL" (OR EQUAL)
- 8. EGRESS WINDOWS SHALL BE MIN. CLEAR OPENING WIDTH OF 20", MIN. CLEAR OPENING HEIGHT SHALL BE 24", MIN. OPENABLE AREA SHALL BE 5.7 SQFT. & MAX. SILL HEIGHT SHALL BE 44" (R310) (CONTRACTOR SHALL VERIFY ALL CONDITIONS ARE CODE COMPLIANT PRIOR TO ORDERING)
- 9. PRIOR TO ORDERING WINDOWS, CONTRACTOR SHALL VERIFY THAT SAFETY GLAZING IS IDENTIFIED AT ALL BATHROOM LOCATIONS WITH WINDOWS LESS THAN 60" HIGH (AT SILL) & LESS THAN 24" FROM TUB/SHOWER AREA
- 10. FIELD VERIFY ALL WINDOW DIMENSION ROUGH OPENINGS. VERIFY DIMENSIONS WITH HEAD, JAMB & SILL DETAILS
- 11. ALL WINDOWS AT THE SECOND FLOOR WITH A SILL LESS THAN 24" SHALL BE PROVIDED WITH FACTORY WINDOW OPENING CONTROL DEVICE PER R312.2.2

NOTE

- 1. MINIMUM 2010 C.B.C. FOR NATURAL LIGHT IS 8%
- 2. MINIMUM 2010 C.B.C. FOR VENTILATION IS 4%



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California 93102

P.O BOX 598 Santa Barbara California 93

RA, CA.

HEDULES "BLDG A"

ANADA STREET, SA

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Project #

Project Manager

Designer

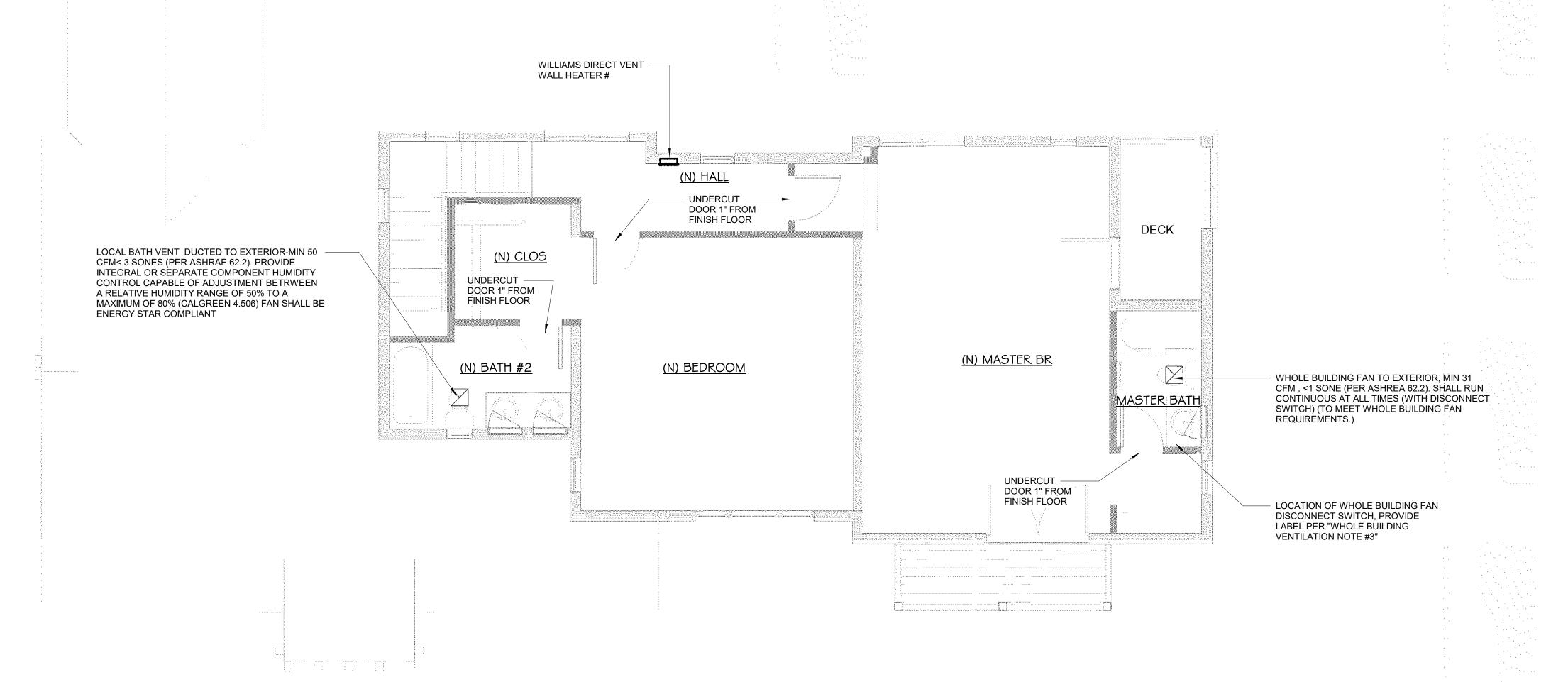
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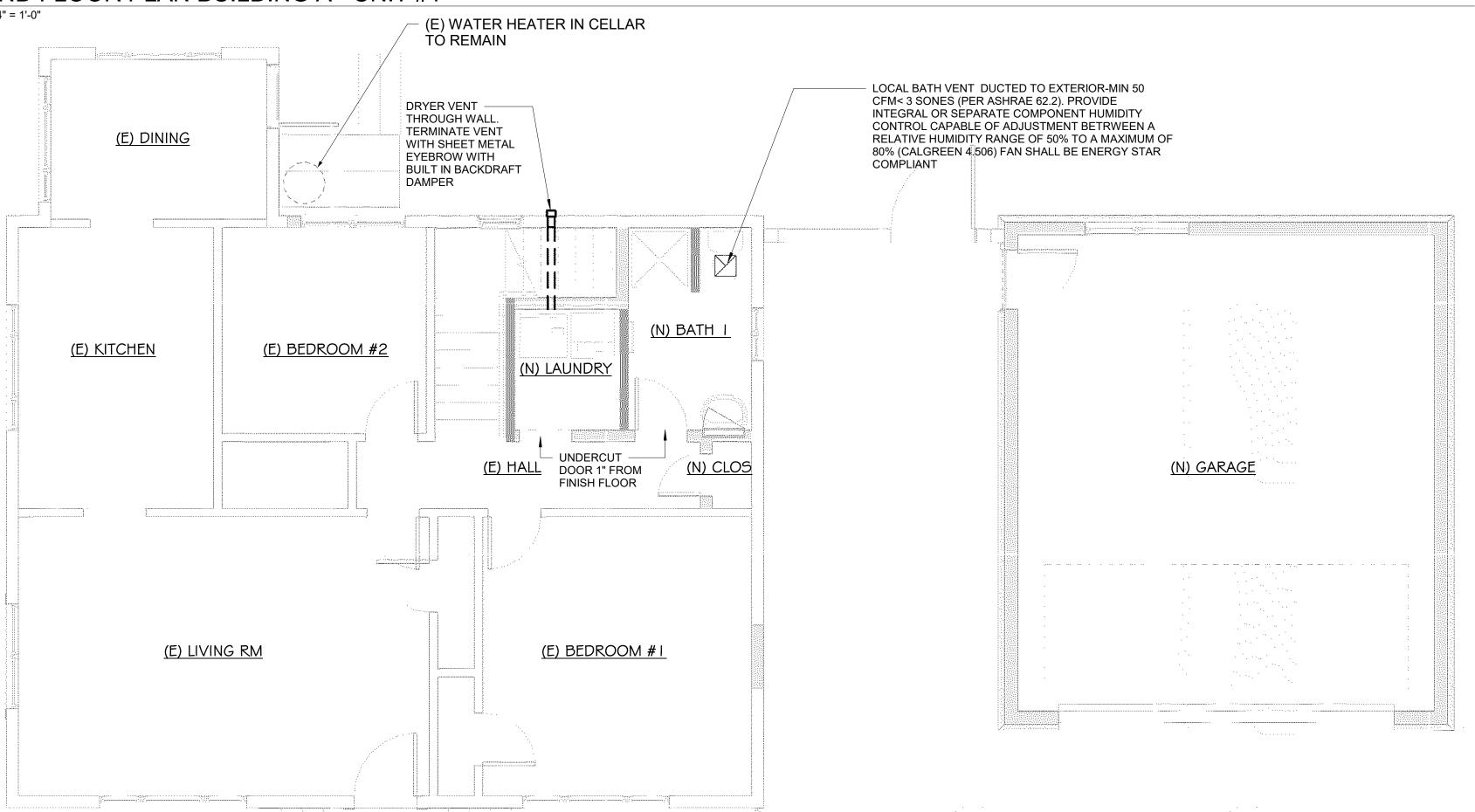
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MECHANICAL NOTES

- MECHANICAL SYSTEM SHALL MEET THE CALIFORNIA RESIDENTIAL
- BEDROOM/BATH DUCTING SHALL BE SEPARATED FROM
- DUCTING THAT PENETRATES U-1/R-3 WALL/CEILING ASSEMBLY SHALL
- THE CALIFORNIA RESIDENTIAL ENERGY STANDARDS MUST BE
- EQUIPMENT DESIGNED TO BE FIXED IN POSITION SHALL BE ANCHORED/STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION
- COORDINATE ALL DIFFUSER LOCATIONS WITH LIGHTS, SMOKE DETECTORS, ETC.
- 9. ALL BEDROOM & BATHROOM DOORS SHALL BE UNDERCUT 1"

WHOLE HOUSE ENERGY NOTES

- ENERGY STANDARDS, C.M.C., AND LOCAL CODES.
- TERMINATE EXHAUST AIR A MINIMUM OF 3'-0" AWAY FROM ANY OPERABLE WINDOW OR DOORS.
- MECHANICAL CONTRACTOR SHALL COORDINATE WITH STRUCTURAL ENGINEER/GENERAL CONTRACTOR REGARDING ROUTING & DUCT SIZING REQUIREMENTS. ALTERNATIVE DESIGNS SHALL BE PROPOSED & APPROVED PRIOR TO SUBMITTAL FOR BID.
- LIVING/DINING/KITCHEN DUCTING.
- MEET C.B.C. REQUIREMENTS FOR MATERIALS & FIRE-SAFING.
- REVIEWED AND THE DESIGN DRAWINGS COMPLY SUBSTANTIALLY WITH THESE STANDARDS ALL APPLIANCES (HEATING, VENTILATING AND COOLING EQUIPMENT)

MECHANICAL KEY VENT HOOD EXHAUST

INTENT OF DESIGN INCLUDES TWO SPEED BATHROOM FANS TO

BE UTILIZED PER "EXHAUST ONLY" OPTION OF T-24 STANDARDS.

WHOLE BUILDING FAN CONTROLS SHALL BE LABELED WITH "TO

REQUIRED FOR GOOD HEALTH, THE FAN CONTROL SHOULD BE ON

AT ALL TIMES WHEN THE BUILDING IS OCCUPIED, UNLESS THERE IS SEVERE OUTDOOR AIR CONTAMINATION." THE LABEL TEXT

SHALL BE BOLD TYPE, PLACED ON A WHITE BACKGROUND, AND

NO SMALLER THAN THE EQUIVALENT OF ARIAL 12 POINT TYPE.

CODE. HIGH SPEED OPERATES PER OCCUPANCY SENSOR.

MAINTAIN MINIMUM LEVELS OF OUTSIDE AIR VENTILATION

2. ALL BATHROOM DOORS SHALL HAVE A 1" UNDER CUT.

EACH RESTROOM EXHAUST FAN'S LOW SPEED IS SIZED TO MEET

EXHAUST FAN

THERMOSTAT

→ EXHAUST DUCT TO EXTERIOR

1/2" GAS

- PROVIDE ACCESS PANELS AS REQUIRED BY CMC, CPC, CBC (PROVIDE SUBMITTAL TO ARCHITECT FOR REVIEW & OWNER FOR APPROVAL PRIOR TO INSTALLATION)
- PROVIDE FIRE SAFING, FIRE BLOCKING AT RATED WALL ASSEMBLIES. FIRE BLOCKING AT ALL CODE REQUIRED
- PENETRATIONS IN RATED WALL/CEILING ASSEMBLIES SHALL COMPLY WITH C.B.C.
- SUBCONTRACTOR(S) SHALL BE RESPONSIBLE FOR ALL TRADE RELATED ITEMS AS NOTED WITHIN FULL CONSTRUCTION DOCUMENTS AND ITEMS REQUIRED TO MEET THE INTENT OF THE C.D.'s & APPLICABLE CODES.
- PLUMBING & FRAMING CONTRACTOR SHALL COORDINATE & AGREE UPON LOCATIONS FOR PLUMBING PENETRATIONS & LAYOUTS WITHIN FRAMED WALLS & FLOOR PRIOR TO CONSTRUCTION. IT IS THE CONTRACTORS FULL RESPONSIBILITY TO RESOLVE ANY CONFLICTS PRIOR TO CONSTRUCTION.
- MECHANICAL & FRAMING CONTRACTOR SHALL COORDINATE & AGREE UPON SIZE & LOCATIONS FOR **DUCTING PENETRATIONS & LAYOUTS WITHIN FRAMED** WALLS AND FLOOR PRIOR TO CONSTRUCTION. IT IS THE CONTRACTORS FULL RESPONSIBILITY TO RESOLVE ANY CONFLICTS PRIOR TO CONSTRUCTION.
- PRIOR TO BIDDING, SUBCONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR VERIFICATION OF AVAILABILITY AND COMPATIBILITY OF ANY SPECIFIC PRODUCT SPECIFIED. CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER IMMEDIATELY WITH REQUESTED ALTERNATIVES OR SPACE CONFLICTS.
- ALL EXTERIOR AND (HABITABLE TO NON-HABITABLE) WALLS & CEILINGS SHALL BE INSULATED AT A MINIMUM PER T-24 SPECS (& AT ADDITIONAL LOCATIONS AS NOTED CONSTRUCTIONS DOCUMENTS).
- PLUMBING CONTRACTOR SHALL COORDINATE WITH FRAMING CONTRACTOR TO RESOLVE ANY POTENTIAL CONFLICTS BETWEEN FRAMING AND PLUMBING PRIOR TO CONSTRUCTION.
- IT IS SOLELY THE GENERAL CONTRACTOR & TRADE CONTRACTOR'S RESPONSIBILITY TO RESOLVE ANY POTENTIAL CONFLICTS PRIOR TO SUBMITTAL OF BID(S). ADDITIONAL POTENTIAL CONFLICTS DURING CONSTRUCTION SHALL BE ABSORBED BY THE
- WATER FIXTURES SHALL COMPLY WITH C.P.C., CAL-GREEN & LOCAL ORDINANCES. PRIOR TO PURCHASING FIXTURES, PLUMBING CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR VERIFYING ANY SPECIFIED FIXTURE COMPLIANCE.
- ALL FIREBLOCKING AND DRAFTSTOPPING SHALL BE INSTALLED AND INSPECTED PRIOR TO ROUGH-IN OF PLUMBING AND MECHANICAL.
- VENTING FOR GAS FIRED EQUIPMENT SHALL BE IN COMPLIANCE WITH 2016 C.P.C., 2016 C.B.C. AND MFR SPECS. SUBCONTRACTOR SHALL BE WHOLLY RESPONSIBLE TO VERIFY GAS FIRED EQUIPMENT LOCATIONS DO NOT CONFLICT WITH BUILDING DESIGN AND STRUCTURAL PRIOR TO SUBMITTAL OF BID.
- THE FRAMING CONTRACTOR SHALL COORDINATE TIMING AND PLACEMENT OF INTERIOR SHEAR PANELS WITH THE
- AT ACOUSTIC TREATED WALLS, CAULK & SEAL ALL PENETRATIONS & TRANSITION AREAS PER NATIONAL GYPSUM & GYPSUM ASSOCIATION SOUND ISOLATION
- OFFSET ELECTRICAL OUTLETS AT SEPARATION WALLS PER GYPSUM ASSOCIATION SOUND ISOLATION STANDARDS. OUTLETS IN DWELLING UNIT SEPARATION WALLS SHALL HAVE ACOUSTIC PADS SURROUNDING THE BOX & WIRE
- FIRE SPRINKLER DESIGNER SHALL COORDINATE WITH ARCHITECT RE: PLACEMENT OF SPRINKLER HEADS PRIOR TO CONSTRUCTION.
- PROVIDE MINIMUM 2x8 BLOCKING/BACKING AT ALL TOWEL BAR LOCATIONS
- ACOUSTIC SEALANT INSTALLED IN A FIRE-RATED ASSEMBLY SHALL BE FIRE-RATED IN ADDITION TO PACKING MATERIAL USED AT PIPE PENETRATIONS.
- AT RATED PENETRATIONS, PROVIDE MEANS OF FIRE PROTECTION. (IE, LOWRY WRAP PADS, FIRE CAULK) INCLUDE FIRE-RATED ASSEMBLIES FOR THE FOLLOWING: GAS LINE, ELECTRICAL, CATV, TELCO, LOW VOLTAGE, WATER LINES, ACOUSTIC SEALANT INSTALLED IN A FIRE-RATED ASSEMBLY MUST BE FIRE-RATED AS WELL I.E. PACKING MATERIAL TO BE USED AT PIPE PENETRATIONS. PROVIDE U.L. LISTING.
- TRADE CONTRACTOR SHALL PROVIDE FURRING STRIPS AT FRAMED WALLS PRIOR TO GYP BD INSTALLATION TO MEET FINISH TOLERANCES (FRAMING TOLERANCES ± 1/8" PER 8'-0" VERTICAL & HORIZONTAL),
- PROVIDE A MINIMUM LANDING OF 3'-0" IN DEPTH AT ALL EXTERIOR OPENINGS.
- ALL WATER CLOSETS SHALL HAVE AN EFFECTIVE FLUSH VOLUME OF NOT MORE THAN 1.28 GALLONS PER FLUSH. TANK TYPE WATER CLOSET SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATER SENSE SPECIFICATION FOR TANK TYPE TOILETS. URINALS SHALL HAVE AN EFFECTIVE FLUSH VOLUME NOT TO EXCEED 0.5 GALLONS PER FLUSH SINGLE SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. **MULTIPLE SHOWER HEADS** WHEN SERVED BY A SINGLE VALVE SHALL HAVE A COMBINED FLOW RATED NOT TO EXCEED 1.8 GALLONS PER MINUTE **RESIDENTIAL LAVATORY** FAUCETS SHALL HAVE A MAXIMUM RATE OF 1.2 GALLONS PER MINUTE AT 60 PSI AND A MINIMUM FLOW RATE OF NOT LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI. FAUCETS IN COMMON AND PUBLIC AREAS (OUTSIDE DWELLINGS AND SLEEPING UNITS) IN RESIDENTIAL BUILDINGS MUST HAVE A MAXIMUM FLOW RATE OF 0.5 GALLONS PER MINUTE AT 60 PSI. METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL

BUILDINGS MUST NOT DELIVER MORE THAN 0.25 GALLONS KITCHEN FAUCETS SHALL HAVE A MAXIMUM OF FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.

KITCHEN FAUCETS TEMPORARILY INCREASE THE FLOW RATE TO A MAXIMUM OF 2.2 GALLONS AT 60 PSI BUT MUST DEFAULT BACK TO THE 1.8 GALLONS PER MINUTE. (SECTION 4.303)

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- PROVIDE ACCESS PANELS AS REQUIRED BY CMC, CPC, CBC (PROVIDE SUBMITTAL TO ARCHITECT FOR REVIEW & OWNER FOR APPROVAL PRIOR TO INSTALLATION)
- PROVIDE FIRE SAFING, FIRE BLOCKING AT RATED WALL ASSEMBLIES. FIRE BLOCKING AT ALL CODE REQUIRED CONDITIONS.
- PENETRATIONS IN RATED WALL/CEILING ASSEMBLIES SHALL COMPLY WITH C.B.C.
- SUBCONTRACTOR(S) SHALL BE RESPONSIBLE FOR ALL TRADE RELATED ITEMS AS NOTED WITHIN FULL CONSTRUCTION DOCUMENTS AND ITEMS REQUIRED TO MEET THE INTENT OF THE C.D.'s & APPLICABLE CODES.
- PLUMBING & FRAMING CONTRACTOR SHALL COORDINATE & AGREE UPON LOCATIONS FOR PLUMBING PENETRATIONS & LAYOUTS WITHIN FRAMED WALLS & FLOOR PRIOR TO CONSTRUCTION. IT IS THE CONTRACTORS FULL RESPONSIBILITY TO RESOLVE ANY CONFLICTS PRIOR TO CONSTRUCTION.
- MECHANICAL & FRAMING CONTRACTOR SHALL COORDINATE & AGREE UPON SIZE & LOCATIONS FOR DUCTING PENETRATIONS & LAYOUTS WITHIN FRAMED WALLS AND FLOOR PRIOR TO CONSTRUCTION. IT IS THE CONTRACTORS FULL RESPONSIBILITY TO RESOLVE ANY CONFLICTS PRIOR TO CONSTRUCTION.
- PRIOR TO BIDDING, SUBCONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR VERIFICATION OF AVAILABILITY AND COMPATIBILITY OF ANY SPECIFIC PRODUCT SPECIFIED. CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER IMMEDIATELY WITH REQUESTED ALTERNATIVES OR SPACE CONFLICTS.
- ALL EXTERIOR AND (HABITABLE TO NON-HABITABLE) WALLS & CEILINGS SHALL BE INSULATED AT A MINIMUM PER T-24 SPECS (& AT ADDITIONAL LOCATIONS AS NOTED CONSTRUCTIONS DOCUMENTS).
- PLUMBING CONTRACTOR SHALL COORDINATE WITH FRAMING CONTRACTOR TO RESOLVE ANY POTENTIAL CONFLICTS BETWEEN FRAMING AND PLUMBING PRIOR TO
- 10. IT IS SOLELY THE GENERAL CONTRACTOR & TRADE CONTRACTOR'S RESPONSIBILITY TO RESOLVE ANY POTENTIAL CONFLICTS PRIOR TO SUBMITTAL OF BID(S). ADDITIONAL POTENTIAL CONFLICTS DURING CONSTRUCTION SHALL BE ABSORBED BY THE
- 11. WATER FIXTURES SHALL COMPLY WITH C.P.C., CAL-GREEN & LOCAL ORDINANCES. PRIOR TO PURCHASING FIXTURES, PLUMBING CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR VERIFYING ANY SPECIFIED FIXTURE COMPLIANCE.
- 12. ALL FIREBLOCKING AND DRAFTSTOPPING SHALL BE INSTALLED AND INSPECTED PRIOR TO ROUGH-IN OF PLUMBING AND MECHANICAL.
- 13. VENTING FOR GAS FIRED EQUIPMENT SHALL BE IN COMPLIANCE WITH 2016 C.P.C., 2016 C.B.C. AND MFR SPECS. SUBCONTRACTOR SHALL BE WHOLLY RESPONSIBLE TO VERIFY GAS FIRED EQUIPMENT LOCATIONS DO NOT CONFLICT WITH BUILDING DESIGN AND STRUCTURAL PRIOR TO SUBMITTAL OF BID.
- THE FRAMING CONTRACTOR SHALL COORDINATE TIMING AND PLACEMENT OF INTERIOR SHEAR PANELS WITH THE GENERAL CONTRACTOR.
- 15. AT ACOUSTIC TREATED WALLS, CAULK & SEAL ALL PENETRATIONS & TRANSITION AREAS PER NATIONAL GYPSUM & GYPSUM ASSOCIATION SOUND ISOLATION
- 16. OFFSET ELECTRICAL OUTLETS AT SEPARATION WALLS PER GYPSUM ASSOCIATION SOUND ISOLATION STANDARDS. OUTLETS IN DWELLING UNIT SEPARATION WALLS SHALL HAVE ACOUSTIC PADS SURROUNDING THE BOX & WIRE HOLES.
- FIRE SPRINKLER DESIGNER SHALL COORDINATE WITH ARCHITECT RE: PLACEMENT OF SPRINKLER HEADS PRIOR TO CONSTRUCTION.
- 18. PROVIDE MINIMUM 2x8 BLOCKING/BACKING AT ALL TOWEL BAR LOCATIONS
- 19. ACOUSTIC SEALANT INSTALLED IN A FIRE-RATED ASSEMBLY SHALL BE FIRE-RATED IN ADDITION TO PACKING MATERIAL USED AT PIPE PENETRATIONS.
- 20. AT RATED PENETRATIONS, PROVIDE MEANS OF FIRE PROTECTION. (IE, LOWRY WRAP PADS, FIRE CAULK) INCLUDE FIRE-RATED ASSEMBLIES FOR THE FOLLOWING: GAS LINE, ELECTRICAL, CATV, TELCO, LOW VOLTAGE, WATER LINES, ACOUSTIC SEALANT INSTALLED IN A FIRE-RATED ASSEMBLY MUST BE FIRE-RATED AS WELL I.E. PACKING MATERIAL TO BE USED AT PIPE PENETRATIONS, PROVIDE U.L. LISTING.
- 21. TRADE CONTRACTOR SHALL PROVIDE FURRING STRIPS AT FRAMED WALLS PRIOR TO GYP BD INSTALLATION TO MEET FINISH TOLERANCES (FRAMING TOLERANCES ± 1/8" PER 8'-0" VERTICAL & HORIZONTAL).
- 22. PROVIDE A MINIMUM LANDING OF 3'-0" IN DEPTH AT ALL EXTERIOR OPENINGS.

23. ALL WATER CLOSETS SHALL HAVE AN EFFECTIVE FLUSH

- VOLUME OF NOT MORE THAN 1.28 GALLONS PER FLUSH. TANK TYPE WATER CLOSET SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATER SENSE SPECIFICATION FOR TANK TYPE TOILETS. URINALS SHALL HAVE AN EFFECTIVE FLUSH VOLUME NOT TO EXCEED 0.5 GALLONS PER FLUSH. SINGLE SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. MULTIPLE SHOWER HEADS WHEN SERVED BY A SINGLE VALVE SHALL HAVE A COMBINED FLOW RATED NOT TO EXCEED 1.8 GALLONS PER MINUTE. **RESIDENTIAL LAVATORY FAUCETS SHALL HAVE A** MAXIMUM RATE OF 1.2 GALLONS PER MINUTE AT 60 PSI AND A MINIMUM FLOW RATE OF NOT LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.
- FAUCETS IN COMMON AND PUBLIC AREAS (OUTSIDE DWELLINGS AND SLEEPING UNITS) IN RESIDENTIAL BUILDINGS MUST HAVE A MAXIMUM FLOW RATE OF 0.5 GALLONS PER MINUTE AT 60 PSI.

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- METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS MUST NOT DELIVER MORE THAN 0.25 GALLONS KITCHEN FAUCETS SHALL HAVE A MAXIMUM OF FLOW
- RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS TEMPORARILY INCREASE THE FLOW RATE TO A MAXIMUM OF 2.2 GALLONS AT 60 PSI BUT MUST DEFAULT BACK TO THE 1.8 GALLONS PER MINUTE. (SECTION 4.303)



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Interior Design Structural Design

Keith Nolan

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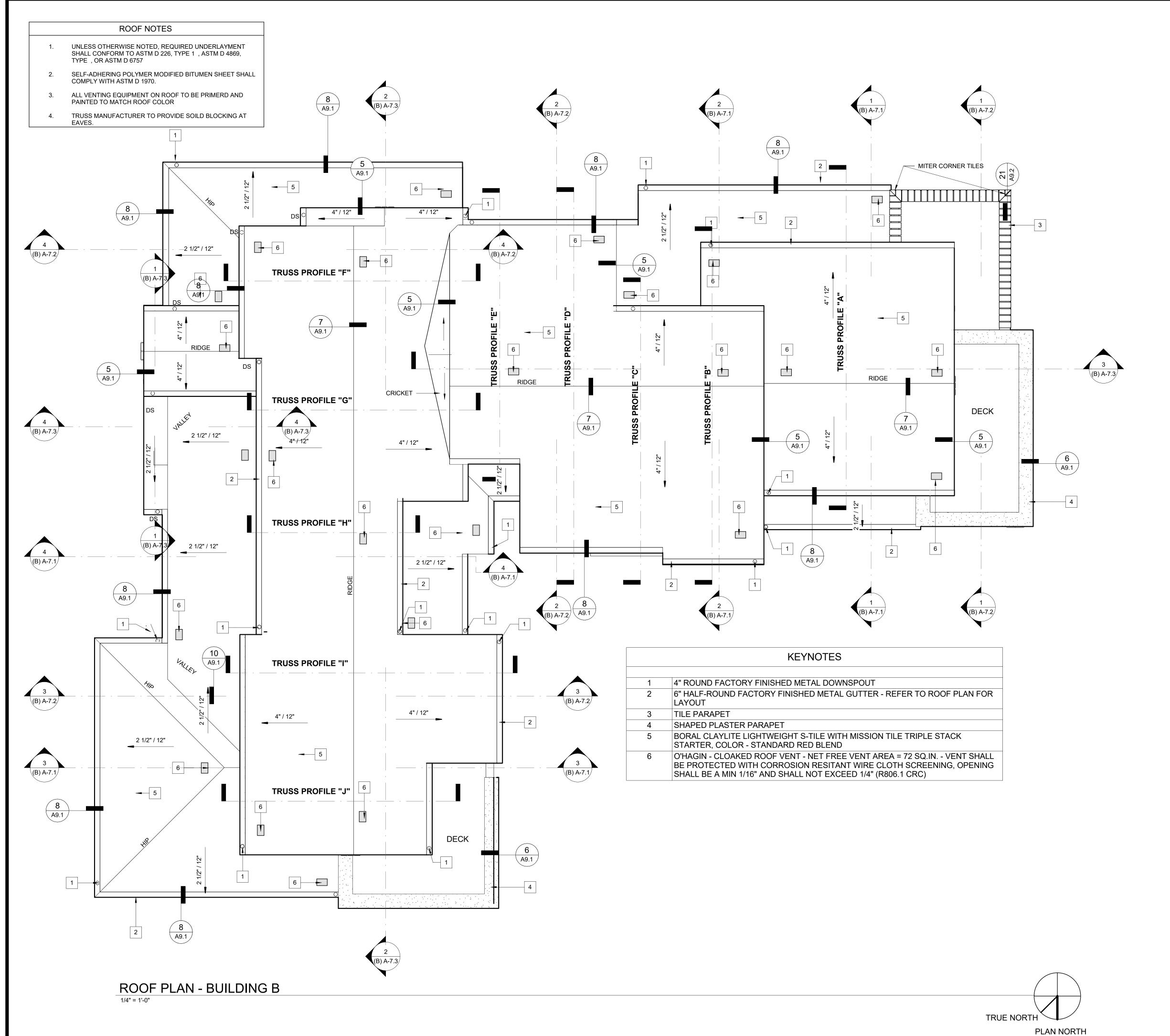
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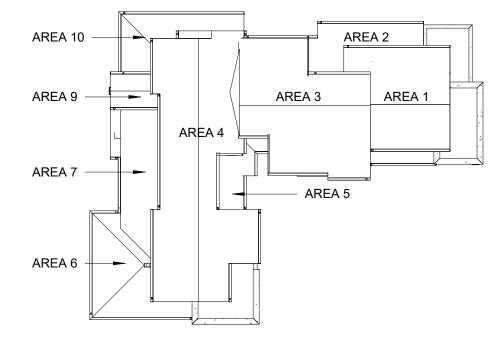
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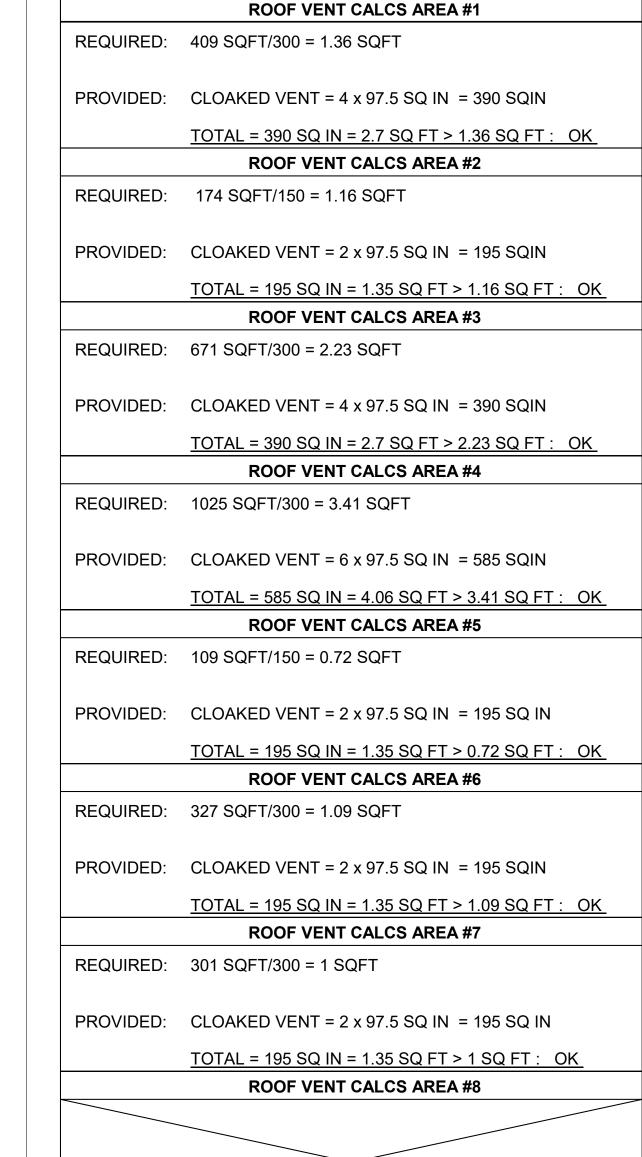
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ROOF VENT CALC KEY 1" = 20'-0"



ROOF VENT CALCS AREA #9

ROOF VENT CALCS AREA #10

TOTAL = 97.5 SQ IN = 0.67 SQ FT > 0.53 SQ FT : OK

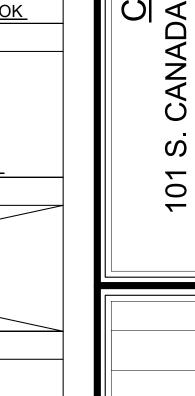
<u>TOTAL = 195 SQ IN = 1.35 SQ FT > 1.16 SQ FT : OK</u>

PROVIDED: CLOAKED VENT = $1 \times 97.5 \text{ SQ IN} = 97.5 \text{ SQ IN}$

PROVIDED: CLOAKED VENT = 2 x 97.5 SQ IN = 195 SQIN

REQUIRED: 80 SQFT/150 = 0.53 SQFT

REQUIRED: 175 SQFT/150 = 1.16 SQFT



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Planning Interior Design Structural Design

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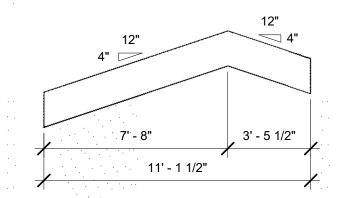
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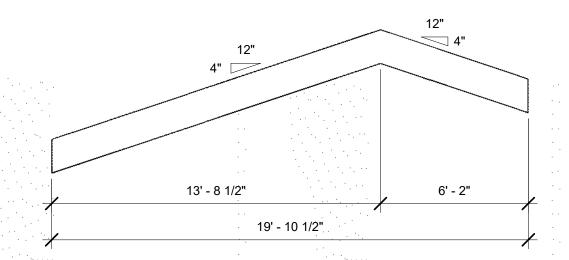
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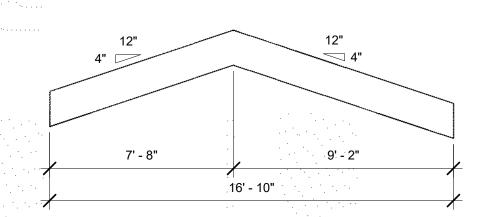




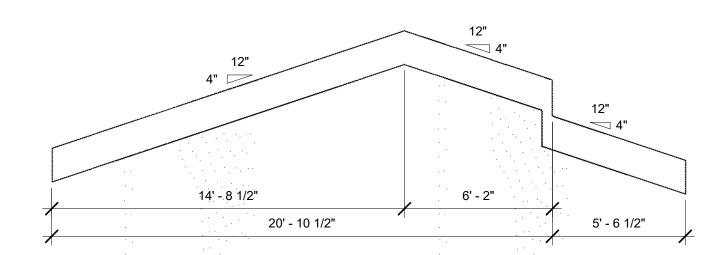
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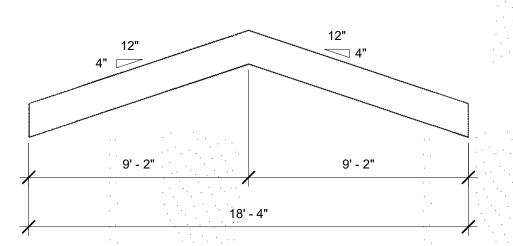
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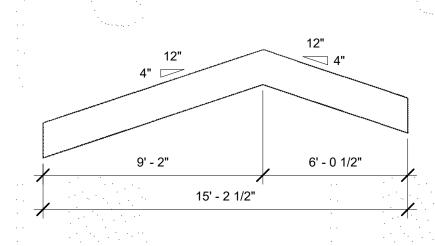
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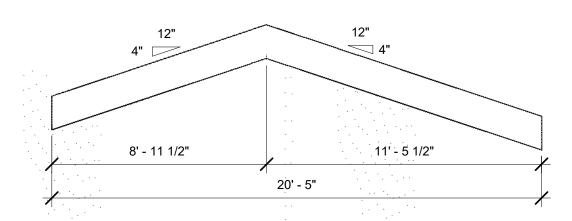
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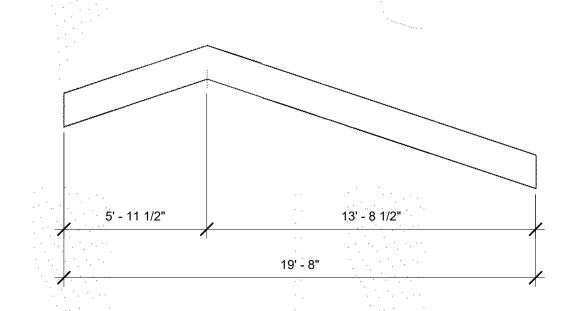
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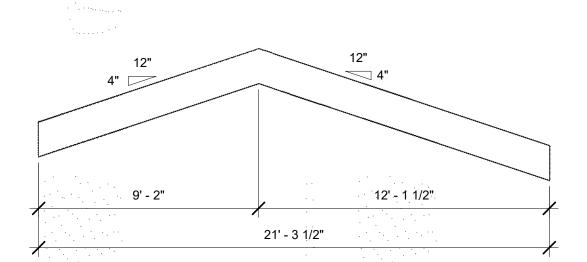
Truss profile J



Truss Profile A



Truss Profile E

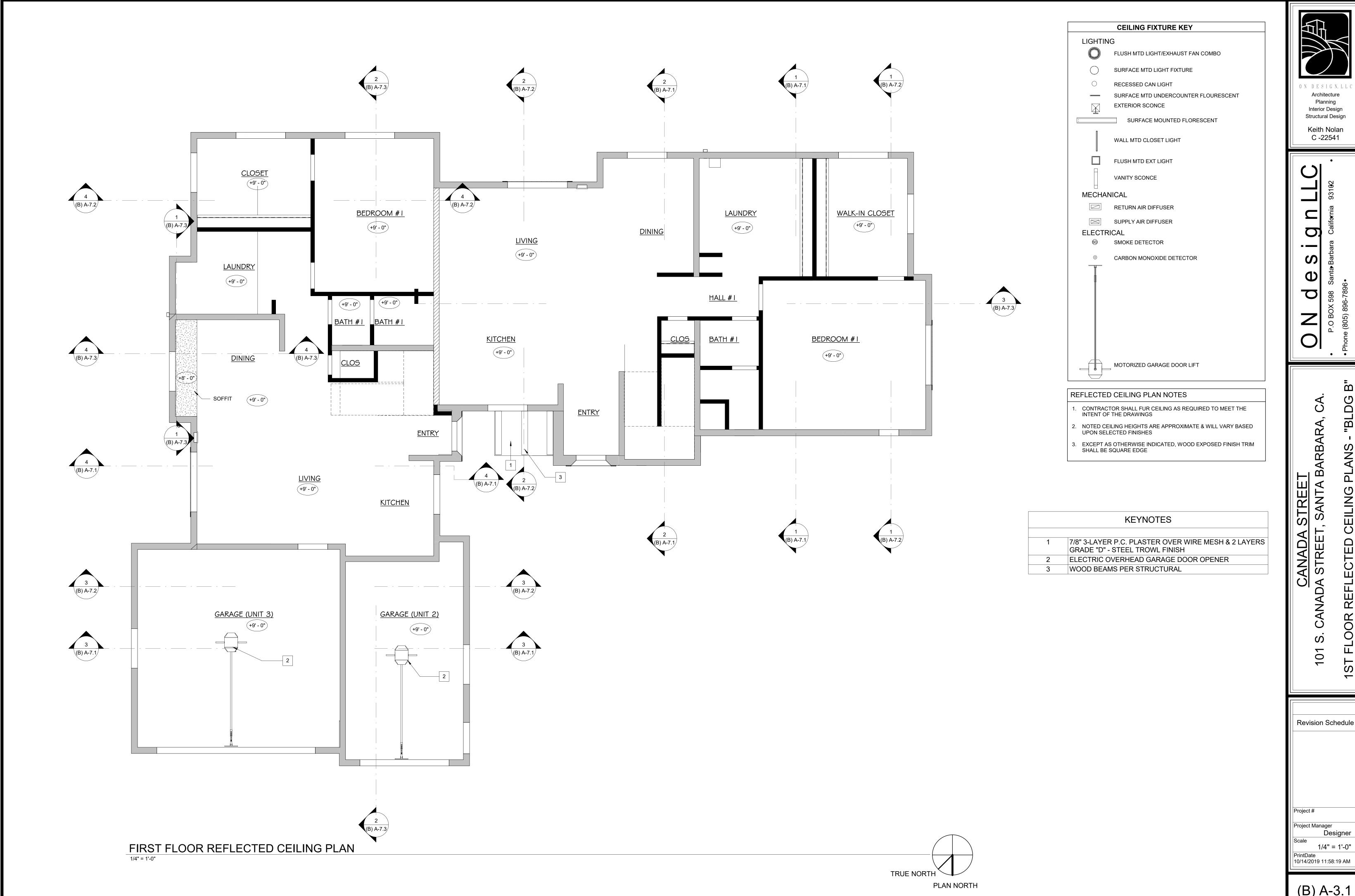


Truss profile i



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1/4" = 1'-0"
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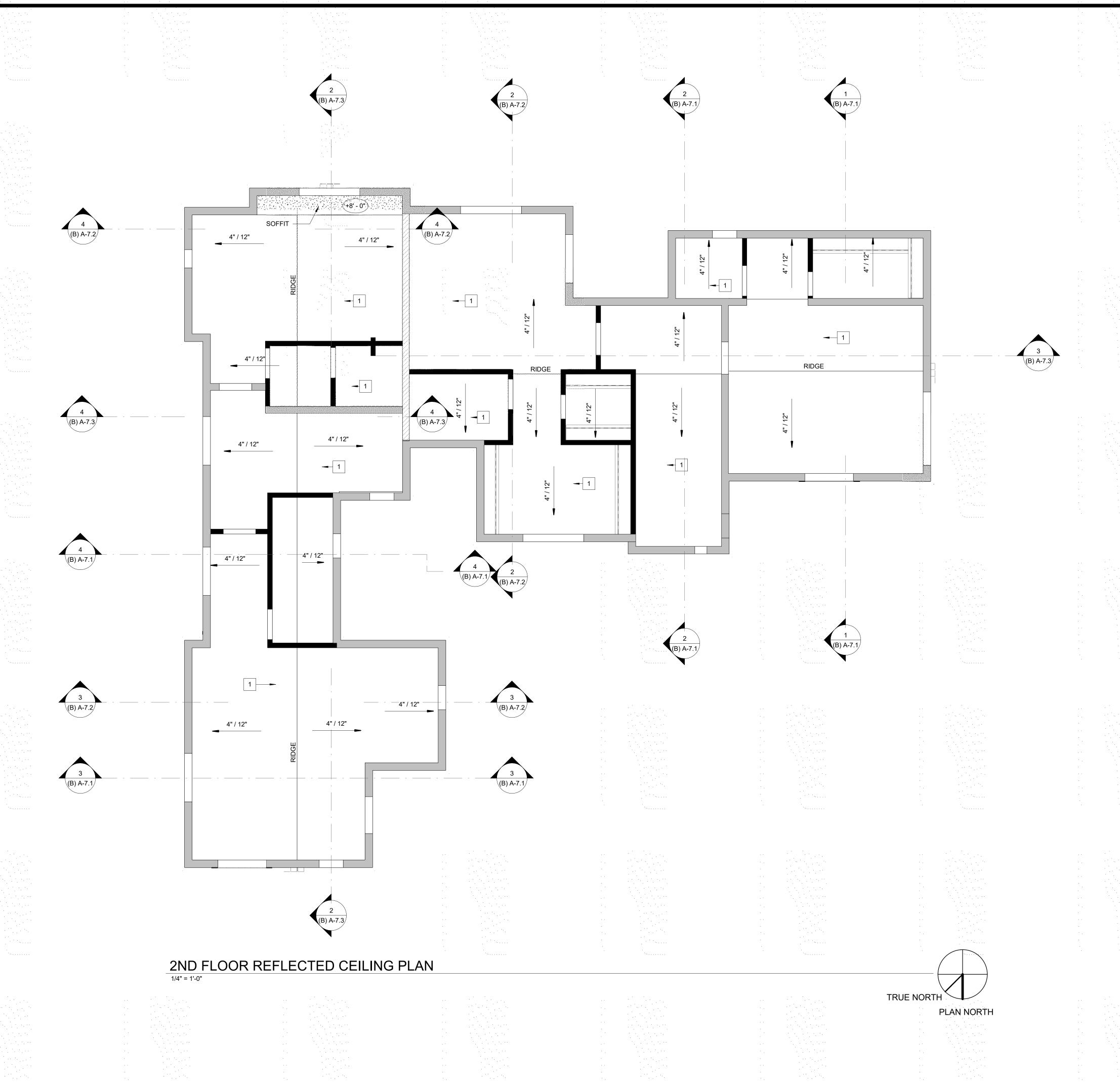


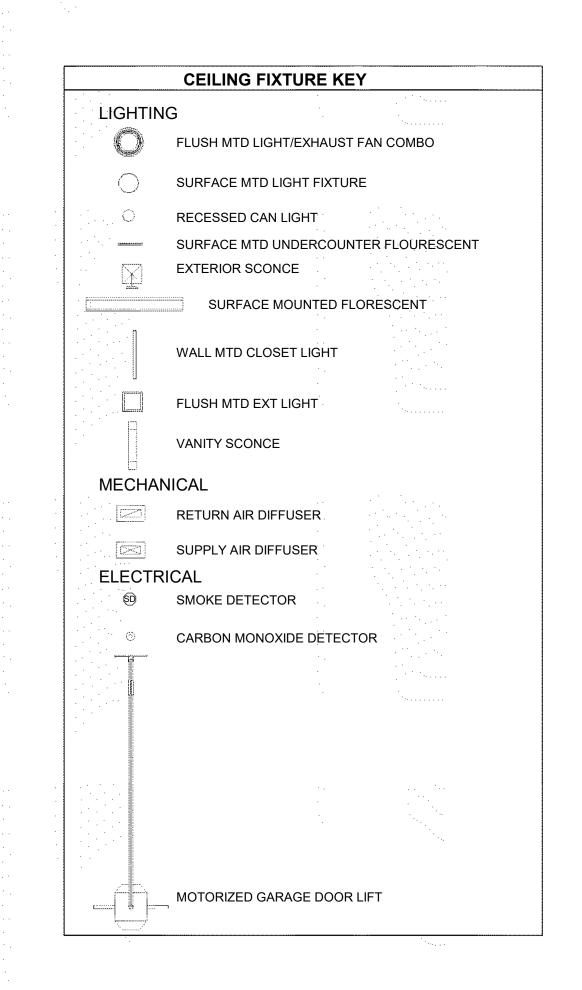
REFLECTED CEILING CANADA S CANADA STREET, § 101

Project Manager

Designer 1/4" = 1'-0"

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REFLECTED CEILING PLAN NOTES

- CONTRACTOR SHALL FUR CEILING AS REQUIRED TO MEET THE INTENT OF THE DRAWINGS
- NOTED CEILING HEIGHTS ARE APPROXIMATE & WILL VARY BASED
- EXCEPT AS OTHERWISE INDICATED, WOOD EXPOSED FINISH TRIM SHALL BE SQUARE EDGE

KEYNOTES

5/8" TYPE "X" GYMSUM BD. TYP

CANADA STREET
CANADA STREET, SANTA BARBARA

Revision Schedule

Project #

Project Manager

1/4" = 1'-0" PrintDate 8/12/2019 2:09:59 PM

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REFLECTED

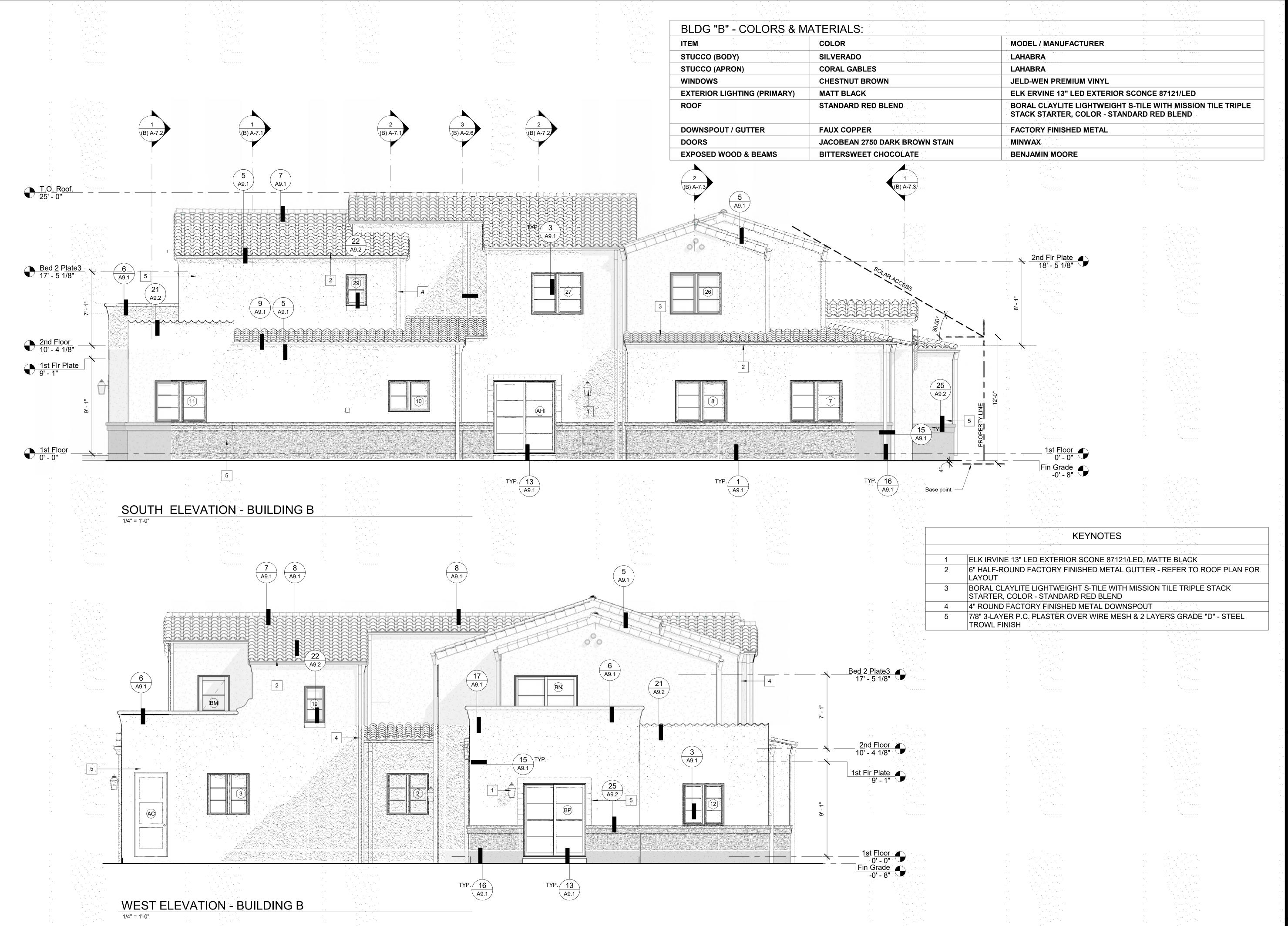
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Structural Design

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ELEVATIONS CANADA STREET, EXTERIOR 101

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EAST ELEVATION - BUILDING B

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Structural Design

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P.O BOX 598 Santa Barbara Cal

RBARA, CA.

CANADA STREET

O1 S. CANADA STREET, SANTA BARBARA

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Designer

Scale 1/4" = 1'-0"

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SECTION NOTES

- 1. MINIMUM 5/8" TYPE "X" GYP. BD. AT WALLS AND CEILINGS
- 2. MINIMUM 2 LAYERS 5/8" TYPE "X" GYP. BD. AT GARAGE CEILINGS AND USABLE SPACE BELOW STAIRS

KEYNOTES

- PARRALLEL CHORD TRUSS PER TRUSS MANUFACTURER
 TYP
- 6" HALF-ROUND FACTORY FINISHED METAL GUTTER -REFER TO ROOF PLAN FOR LAYOUT

R-30 BATT INSULATION PER TITLE 24 CALCULATIONS TYP

R-19 BATT INSULATION PER TITLE 24 CALCULATIONS TYP

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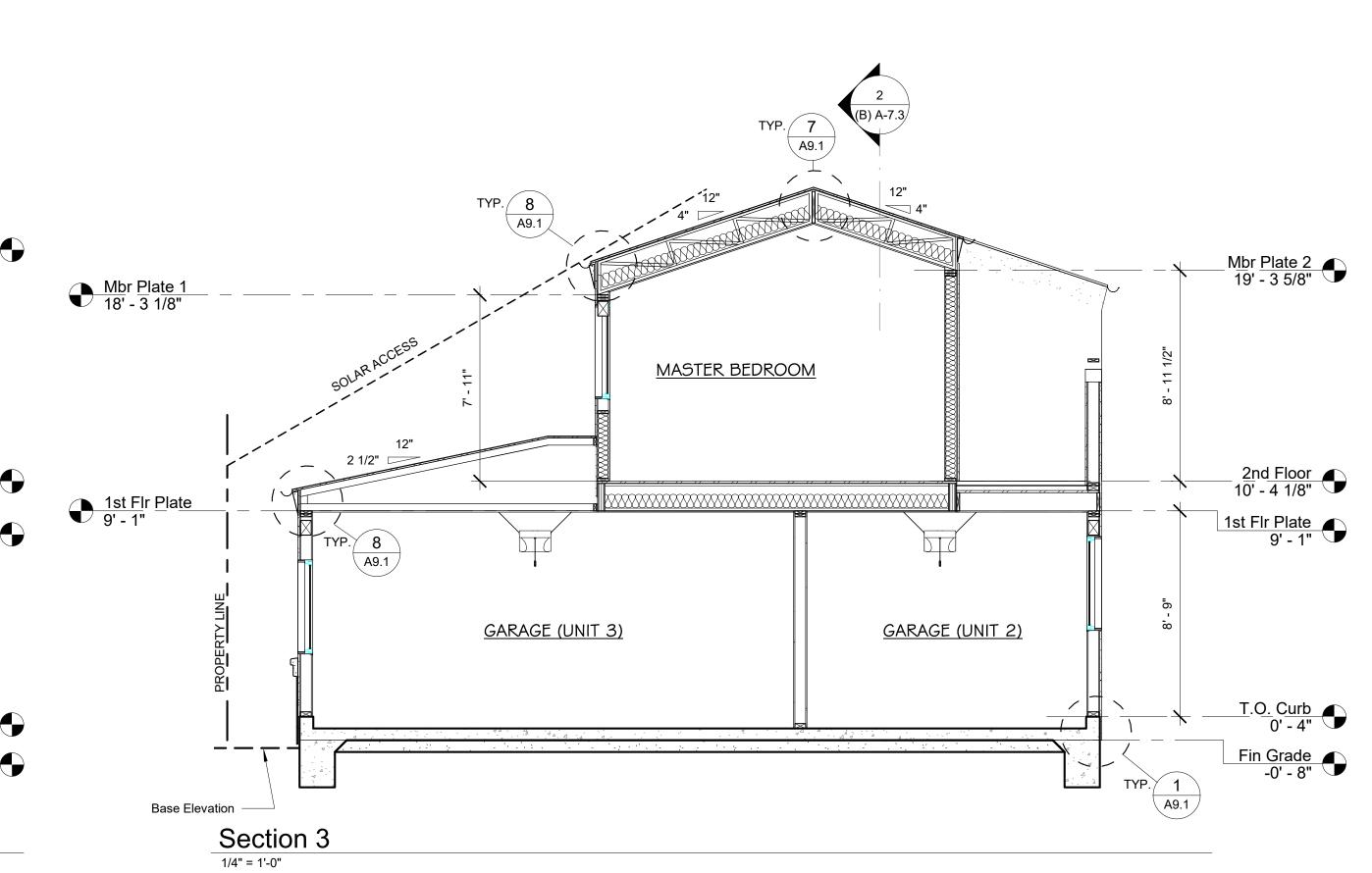
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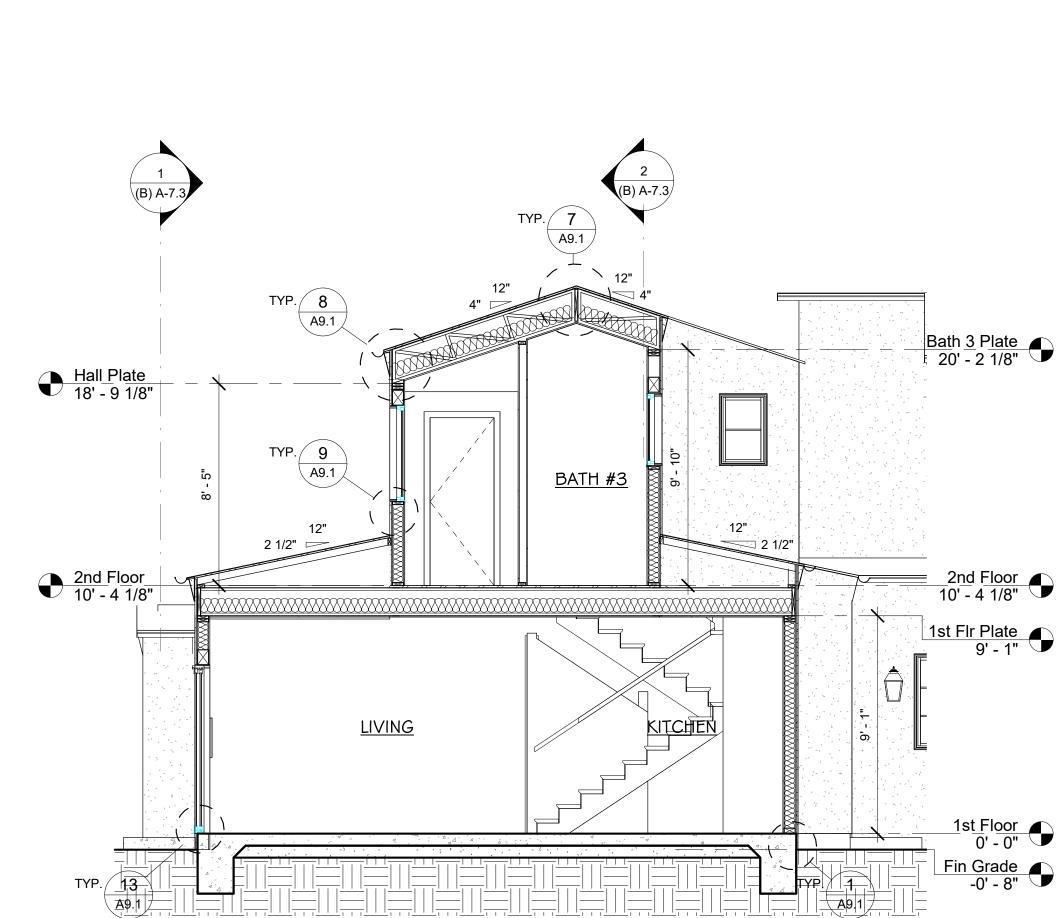
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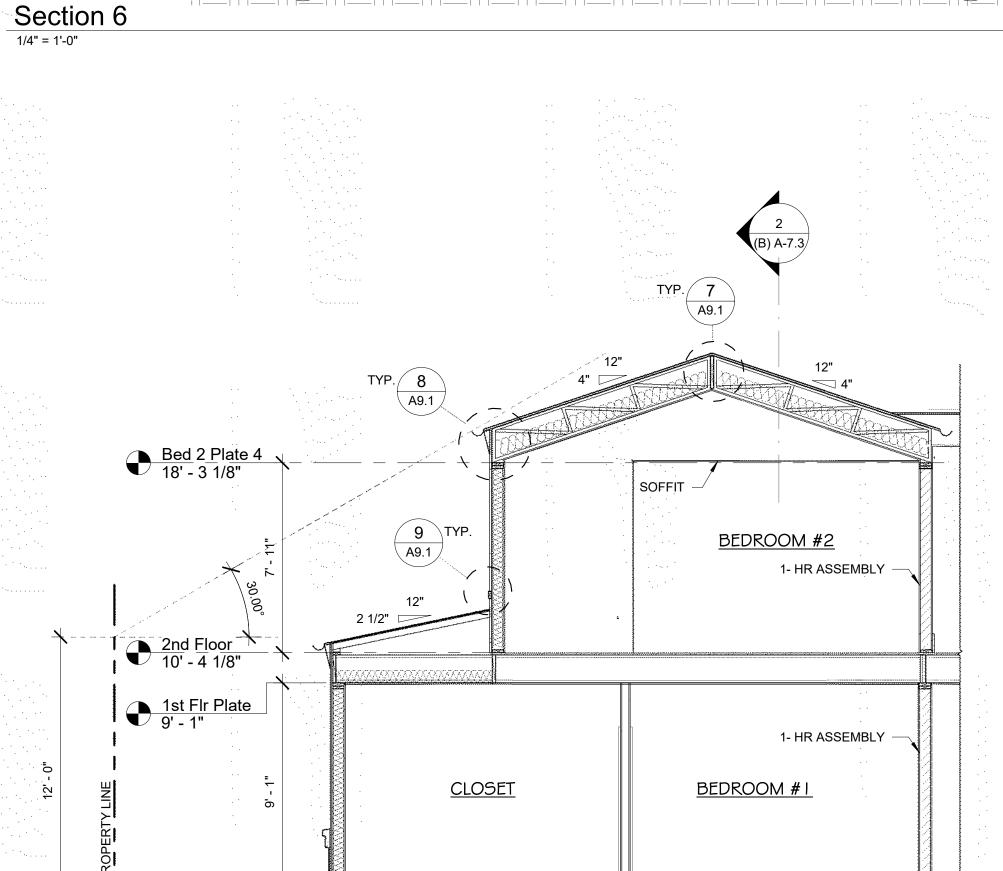
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Section 4

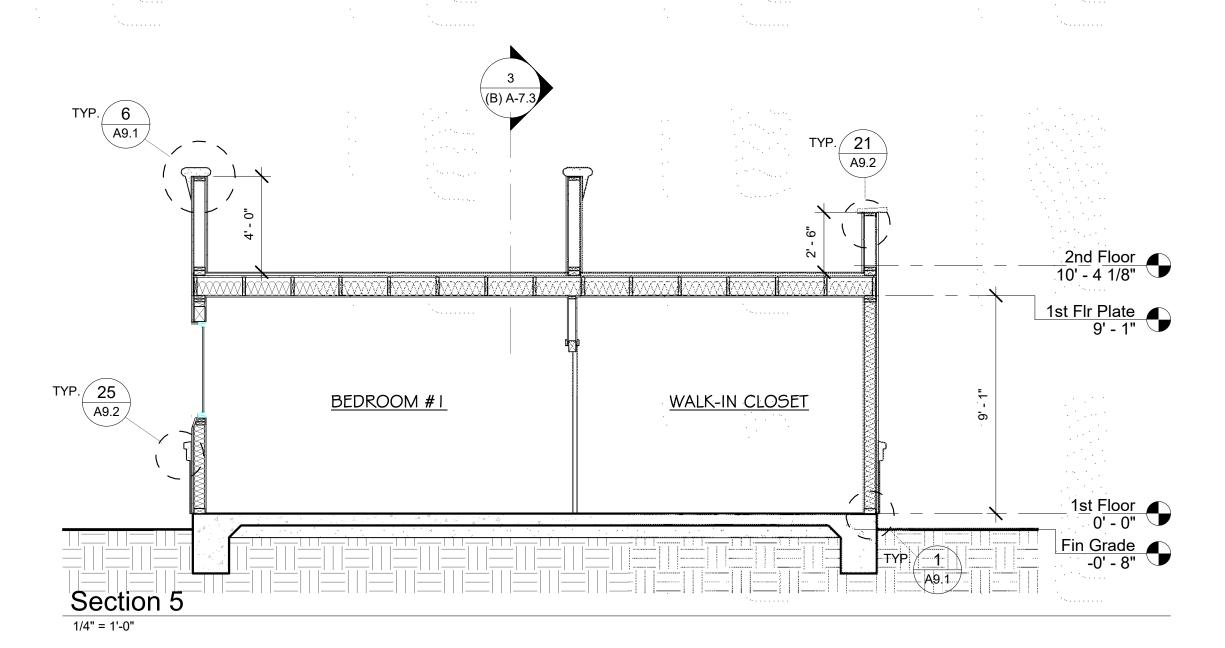
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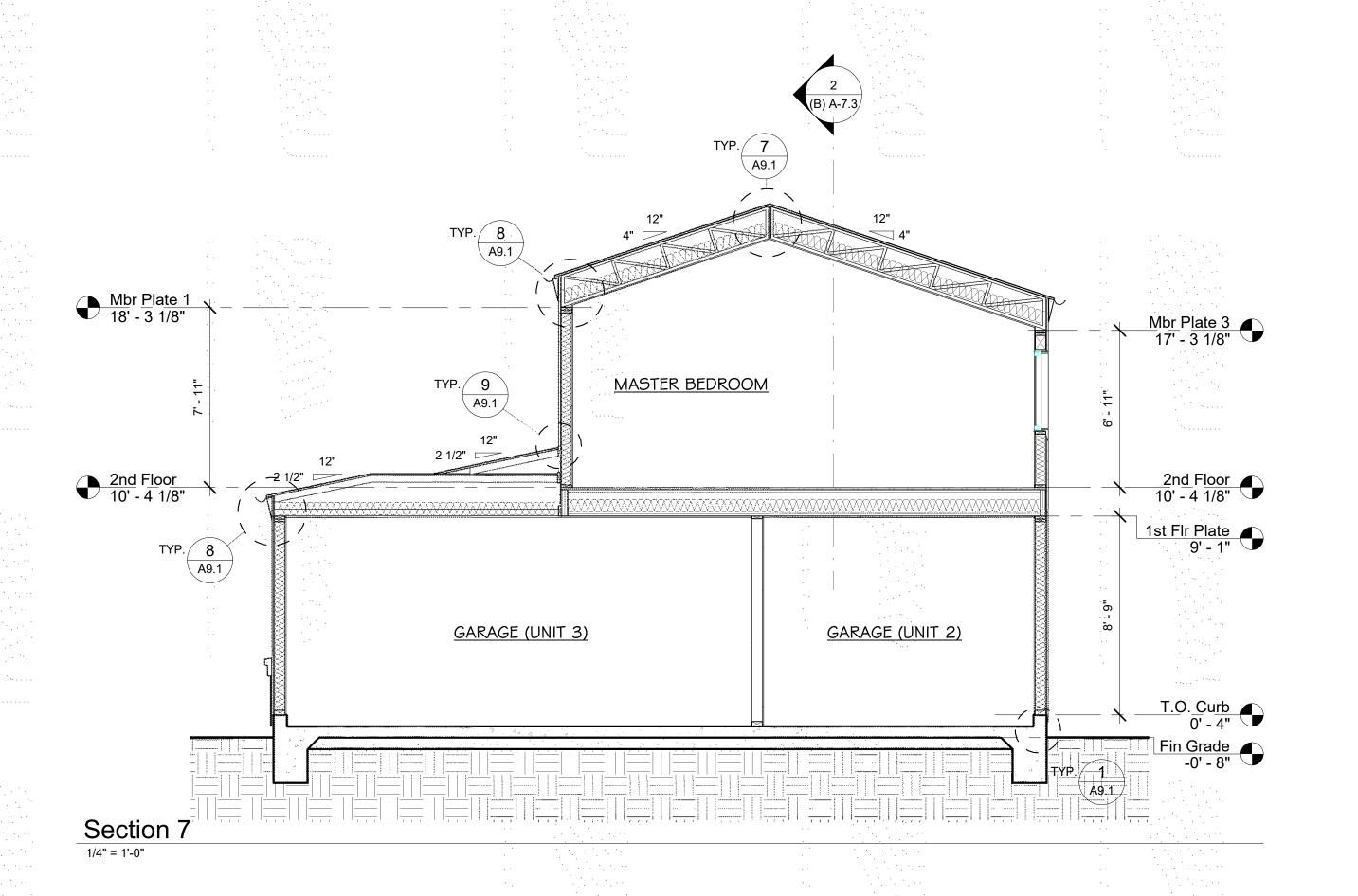


Section 8

SECTION NOTES

- 1. MINIMUM 5/8" TYPE "X" GYP. BD. AT WALLS AND CEILINGS ...U.O.N.
- 2. MINIMUM 2 LAYERS 5/8" TYPE "X" GYP. BD. AT GARAGE CEILINGS AND USABLE SPACE BELOW STAIRS







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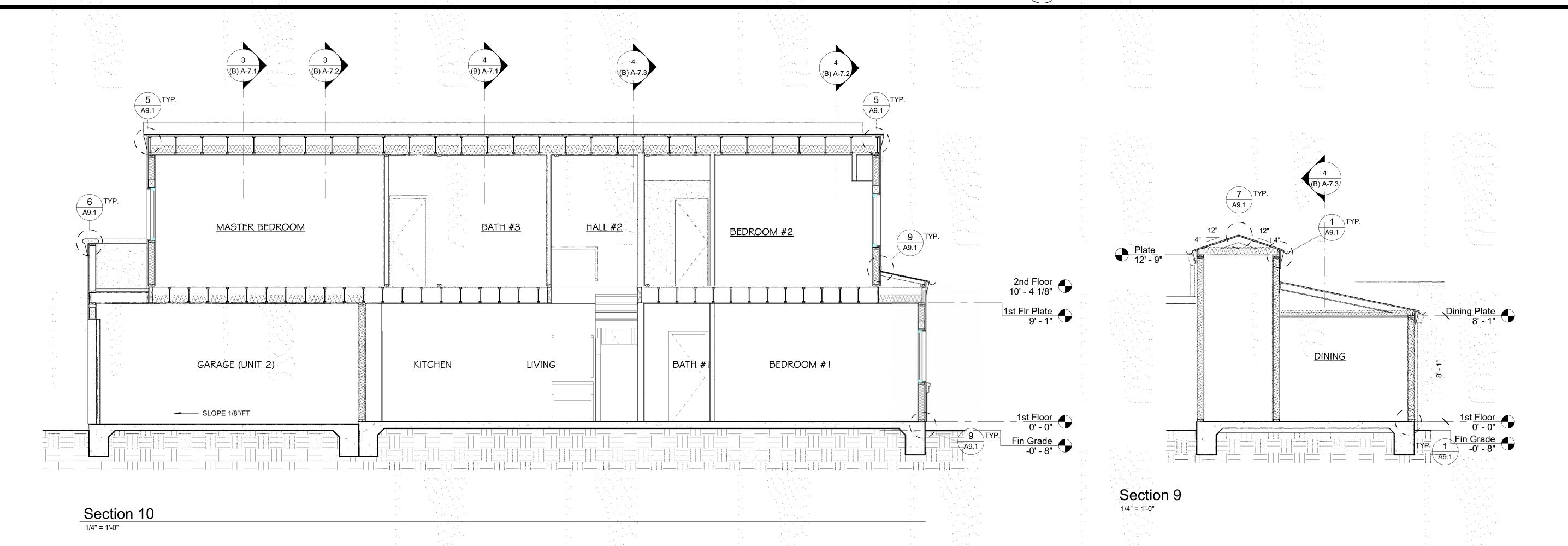
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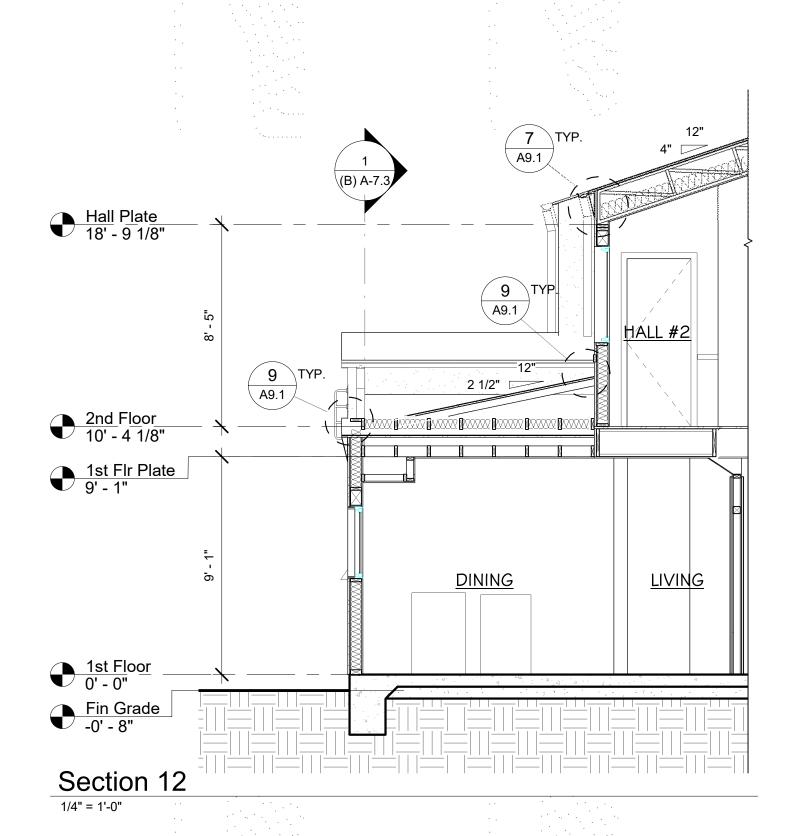
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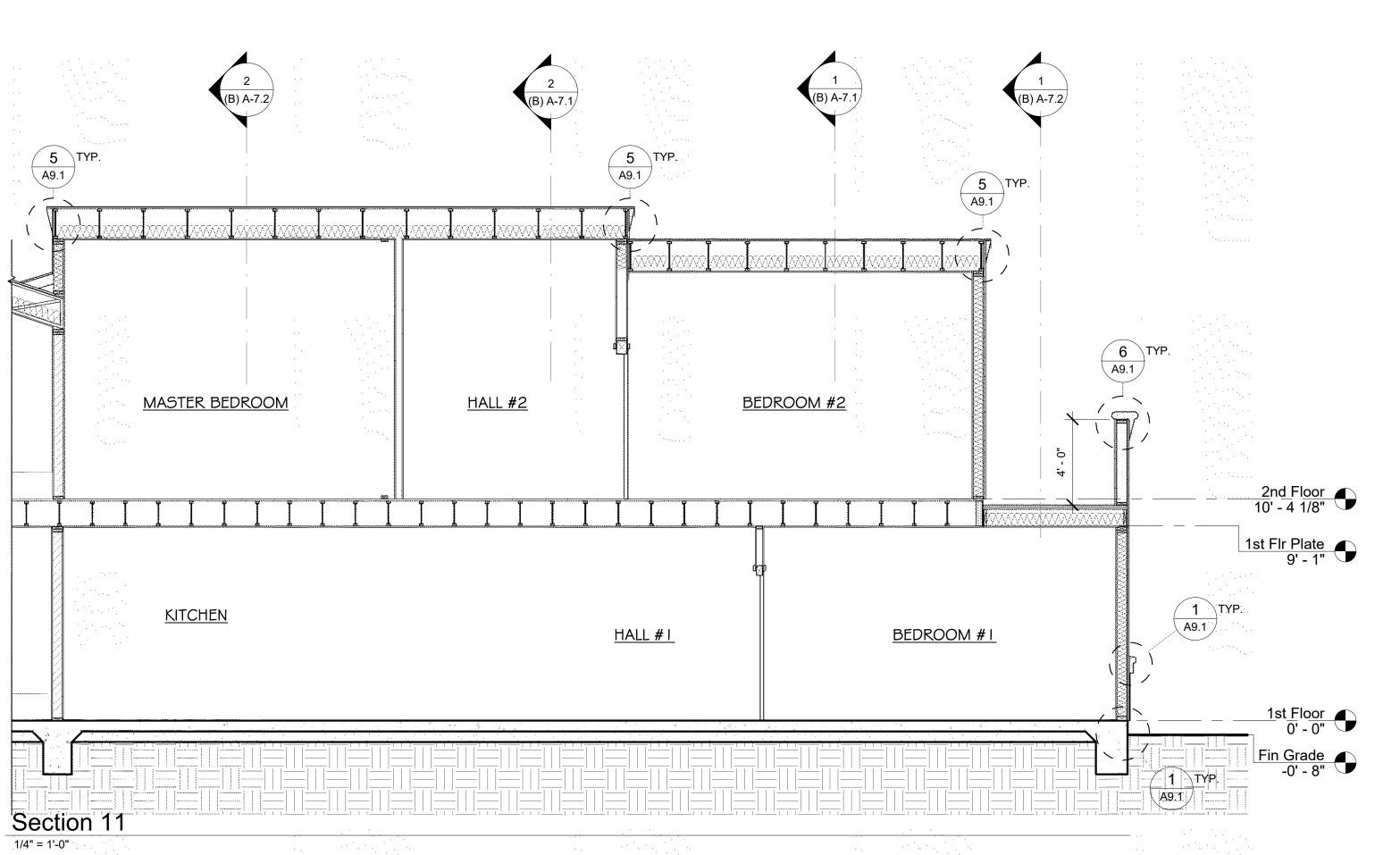
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CANADA STREET
CANADA STREET, SANTA B SECTIONS 101

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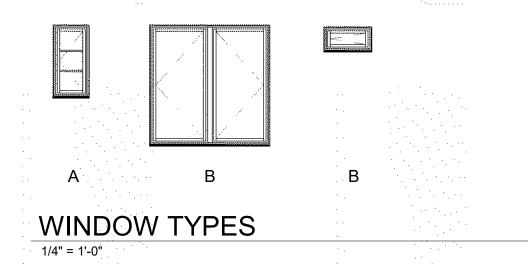
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					DOOR SCH	HEDULE		
Sym	Width	Height	Room Name	Туре	Head Height	Operation	Manufacturer	Notes
	1	The second second			* 1 14			
AA	3' - 0"	6' - 8"	ENTRY	1	6' - 8"	INSWING	*********	**************************************
AB	3' - 0"	6' - 8"	ENTRY	1	6' - 8"	INSWING		
AC	3' - 0"	8' - 0"	GARAGE (UNIT 2)	7	8' - 0"	OUTSWING		
AD	9' - 0"	8' - 0"	GARAGE (UNIT 2)	6	7' - 10"	OVERHEAD	CLOPAY	
AE	16' - 0"	8' - 0"	GARAGE (UNIT 3)	5	7' - 10"	OVERHEAD	CLOPAY	
AF	6' - 0"	7' - 0"	LIVING	4	7' - 0"	SLIDING		
AH	6' - 0"	7' - 0"	LIVING	4	7' - 0"	SLIDING		
AK	2' - 8"	7' - 0"	BEDROOM #1	3	7' - 0"			
AL	2' - 8"	7' - 0"	HALL #1	3	7' - 0"	• .		
AM	2' - 6"	6' - 8"	HALL #1	3	6' - 8"			
AN	2' - 6"	6' - 8"	BATH #1	3	6' - 8"			
AP	2' - 0"	8' - 0"	CLOS	3	8' - 0"			
AS	2' - 8"	7' - 0"	BEDROOM #1	3	7' - 0"	•		
AU	2' - 6"	6' - 8"	BATH #1	3	6' - 8"			
AW	2' - 0"	8' - 0"	CLOS	3	8' - 0"			
AX	3' - 0"	6' - 8"	GARAGE (UNIT 3)	3	6' - 8"			20 MINUTE SELF CLOSING
ВА	2' - 8"	7' - 0"	HALL #2	3	7' - 0"			
BB	2' - 0"	8' - 0"	BATH #2	3	8' - 0"	٠.		
ВС	2' - 6"	6' - 8"	BATH #2	3	6' - 8"			
BD	2' - 8"	7' - 0"	HALL #2	3	7' - 0"	· .		
BG	2' - 6"	6' - 8"	BATH #3	3	6' - 8"			
BI	2' - 8"	7' - 0"	HALL #2	3	7' - 0"	· .		
BJ	2' - 8"	7' - 0"	HALL #2	3	7' - 0"			
BM	3' - 0"	7' - 0"	MASTER BEDROOM	2	7' - 0"	INSWING		
BN	6' - 0"	7' - 0"	BEDROOM #2	4.	7' - 0"	SLIDING	. * * ****	
ВО	2' - 8"	7' - 0"	BEDROOM #1	3	7' - 0"		*********	· · · · · · · · · · · · · · · · · · ·
BP	6' - 0"	7' - 0"	BEDROOM #1	4	7' - 0"	SLIDING		
BQ	2' - 6"	6' - 8"	BATH #3	3	6' - 8"			
BR	2' - 6"	6' - 8"	BEDROOM #2	3	6' - 8"			
JJ	2' - 6"	6' - 8"	LAUNDRY	3	6' - 8"			
KK	2' - 6"	6' - 8"	MASTER BEDROOM	3	6' - 8"			
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DOOR NOTES

- 1. ALTHOUGH NOT ALL NOTES ARE SPECIFICALLY IDENTIFIED, SOME NOTES ARE NOT KEYED AND SHALL BE APPLIED TO APPLICABLE CONDITIONS
- 2. SAFETY GLAZING
- 3. ALL EXTERIOR DOORS SHALL BE RATED
- 4. MIRRORED DOOR SLIDING DOOR
- 5. MIRRORED DOOR
- 6. LOUVERED MULTI-FOLD DOORS SHALL MEET COMBUSTION AIR REQUIREMENTS
- 7. WEATHERSTRIP ALL EXTERIOR DOORS PER T-24
- 8. WEATHERSTRIP / THRESHOLD AT ALL EXTERIOR & OTHER NOTED DOORS
- 9. DOOR HARDWARE IS NOT REQUIRED TO HAVE APPROVED ACCESSIBLE LEVER HARDWARE
- 10. PROVIDE DOOR HARDWARE, LATCHING, LOCKING DEVICES CONSISTENT WITH CBC #1120A.2.5.1
- 11. ALL GLAZING IN DOORS SHALL BE DUAL GLAZED TEMPERED
- 12. NOTE SAFETY GLAZING IN ALL DOORS AND WITHIN 18" OF A WALKING SURFACE AND 24" OF A DOOR AND IN BATHROOMS WITH SILL HEIGHTS LESS THAN 60" FROM FINISH FLOOR
- 13. ALL EXTERIOR DOORS SHALL BE PROVIDED WITH A THRESHOLD PAN ("JAMSILL" OR EQUAL)
- 14. USE MFR LOCKSET ASSEMBLY TO MATCH DOOR ASSEMBLY
- 15. PROVIDE BELT-DRIVE GARAGE DOOR OPENER ("CHAMBERLIN WHISPER DRIVE" OR EQUAL) CONFIRM COMPATIBILITY WITH SELECTED GARAGE DOOR PRIOR TO PURCHASE. INCLUDE: (2) THREE-FUNCTION REMOTE CONTROLS, OUTSIDE KEYLESS ENTRY PAD, ROLLING CODE SECURITY
- 16. DOOR HARDWARE SHALL BE MFD. BY "EMTEK" (OR EQUAL) U.N.O.
- 17. HIGH/LOW VENTING SHALL MEET C.B.C. AND MFR. FOR COMBUSTION AIR REQUIREMENTS

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10	4' - 0"	3' - 0"	DINING	В	7' - 0"		JELDWEN	PREMIUM VINYL	CASEMENT	
11	5' - 0"	4' - 0"	WALK-IN CLOSET	В	7' - 0"		JELDWEN	PREMIUM VINYL	CASEMENT	
12	4' - 0"	4' - 0"	WALK-IN CLOSET	В	7' - 0"		JELDWEN	PREMIUM VINYL	CASEMENT	
13	2' - 0"	4' - 0"	BEDROOM #1	Α	8' - 0"		JELDWEN	PREMIUM VINYL	CASEMENT	
- 14	2' - 0"	1' - 0"	BATH #1	С	8' - 0"		JELDWEN	PREMIUM VINYL	CASEMENT	TRANSLUCENT
15	5' - 0"	4' - 0"	WALK-IN CLOSET	В	7' - 0"		JELDWEN	PREMIUM VINYL	CASEMENT	· · · · · · · · · · · · · · · · · · ·
16	2' - 0"	3' - 0"	HALL #2	Α	8' - 0"		JELDWEN	PREMIUM VINYL	CASEMENT	
17	2' - 0"	3' - 0"	BATH #3	Α	8' - 0"		JELDWEN	PREMIUM VINYL	CASEMENT	TRANSLUCENT
19	2' - 0"	3' - 6"	MASTER BEDROOM	Α	6' - 0"		JELDWEN	PREMIUM VINYL	CASEMENT	
20	2' - 0"	4' - 0"	MASTER BEDROOM	Α	7' - 6"		JELDWEN	PREMIUM VINYL	CASEMENT	
21	4' - 0"	4' - 0"	MASTER BEDROOM	В	7' - 6"		JELDWEN	PREMIUM VINYL	CASEMENT	
22	4' - 0"	4' - 0"	MASTER BEDROOM	В	7' - 6"		JELDWEN	PREMIUM VINYL	CASEMENT	
23	4' - 0"	4' - 0"	MASTER BEDROOM	В	7' - 6"	1. 1. 1.	JELDWEN	PREMIUM VINYL	CASEMENT	
24	4' - 0"	4' - 0"	HALL #2	В	7' - 6"		JELDWEN	PREMIUM VINYL	CASEMENT	
25	1' - 6"	2' - 6"	BEDROOM #2	Α	7' - 6"		JELDWEN	PREMIUM VINYL	CASEMENT	
26	5' - 0"	4' - 0"	BEDROOM #2	В	7' - 0"		JELDWEN	PREMIUM VINYL	CASEMENT	EGRESS
27	5' - 0"	4' - 0"	MASTER BEDROOM	В	7' - 0"		JELDWEN	PREMIUM VINYL	CASEMENT	EGRESS
28	4' - 0"	4' - 0"	MASTER BEDROOM	В	7' - 0"	*****	JELDWEN	PREMIUM VINYL	CASEMENT	
29	2' - 0"	3' - 0"	BATH #2	Α	6' - 10"		JELDWEN	PREMIUM VINYL	CASEMENT	TRANSLUCENT
30	4' - 0"	4' - 0"	BEDROOM #2	В	7' - 0"		JELDWEN	PREMIUM VINYL	CASEMENT	
31	1' - 0"	2' - 0"	STAIRWELL	Α	17' - 3"		JELDWEN	PREMIUM VINYL	CASEMENT	
32	1' - 0"	2' - 0"	STAIRWELL	Α	13' - 7"		JELDWEN	PREMIUM VINYL	CASEMENT	
33	1' - 0"	2' - 0"	STAIRWELL	Α	10' - 4"		JELDWEN	PREMIUM VINYL	CASEMENT	5.4
1000			the first of the same of the s							





WINDOW SCHEDULE

WINDOW NOTES

DOOR KEY

PL = PASSAGE LATCH

BL = BED / BATH LOCK

DL = DUMMY LATCH

SC = SOLID CORE

HC = HOLLOW CORE

V/G = VINYL / GLASS

M/G = METAL / GLASS

DB = 1 KEY DEAD BOLT

KE = KEYED ENTRY LOCK WITH DEADBOLT

M = METAL SKIN, INSULATED SOLID CORE

- 1. ALTHOUGH NOT ALL NOTES ARE SPECIFICALLY IDENTIFIED, SOME NOTES ARE NOT KEYED AND SHALL BE APPLIED TO APPLICABLE CONDITIONS
- 2. SAFETY GLAZING
- WALL ASSEMBLY DIMENSION IS TAKEN FROM THE EXTERIOR FINISH FACE OF STRUCTURAL/SHEATHING COMPONENTS (IE, FACE OF EXTERIOR BUILDING SHEATHING OR STRUCTURAL SHEATHING) TO INTERIOR FACE OF GWB. THIS IS USED TO DETERMINE JAMB **EXTENSION**

MINIMUM 2016 C.B.C. FOR NATURAL LIGHT IS 8%

MINIMUM 2016 C.B.C. FOR VENTILATION IS 4%

- 4. ALL WINDOWS SHALL BE LOW E, DUAL GLAZED WOOD/CLAD
- ALL WINDOWS SHALL BE IN COMPLIANCE WITH TITLE-24 ENERGY CALCS
- WINDOWS LOCATED WITHIN 24" OF STRIKE/HINGE EDGE OF DOORS SHALL BE TEMPERED (CBC CHAPTER 24)
- PRIOR TO ORDERING WINDOWS CONTRACTOR SHALL VERIFY THAT ALL WINDOWS ARE IN COMPLIANCE WITH CBC
- ALL WINDOWS SHALL HAVE SILL PANS "JAMSILL" (OR EQUAL)
- EGRESS WINDOWS SHALL BE MIN. CLEAR OPENING WIDTH OF 20", MIN. CLEAR OPENING HEIGHT SHALL BE 24", MIN. OPENABLE AREA SHALL BE 5.7 SQFT. & MAX. SILL HEIGHT SHALL BE 44" (R310) (CONTRACTOR SHALL VERIFY ALL CONDITIONS ARE CODE COMPLIANT PRIOR TO ORDERING)
- 10. WINDOWS TO BE MIN STC RATING =>30
- 11. PRIOR TO ORDERING WINDOWS, CONTRACTOR SHALL VERIFY THAT SAFETY GLAZING IS IDENTIFIED AT ALL BATHROOM LOCATIONS WITH WINDOWS LESS THAN 60" HIGH (AT SILL) & LESS THAN 24" FROM TUB/SHOWER AREA
- 12. NO JAMB EXTENSIONS EXTEND WITH DRYWALL WITH SQUARE EDGE
- 13. PROVIDE 1X SILL WITH STOOL AT ALL INTERIOR WINDOWS EXTEND 1" BEYOND FINISH JAMB BULLNOSE EXPOSED EDGE
- 14. UNITS SHALL BE DUAL GLAZED



ON DESIGN, LL Architecture Planning Interior Design Structural Design

> Keith Nolan C -22541

d

2 P.C. #2 04-22-14

Project #

Project Manager Designer

1/4" = 1'-0" PrintDate

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(B) A-8.1

O N D E S I G N, L L

Architecture

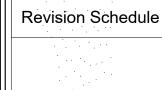
Planning

Interior Design

Structural Design

Keith Nolan

C -22541



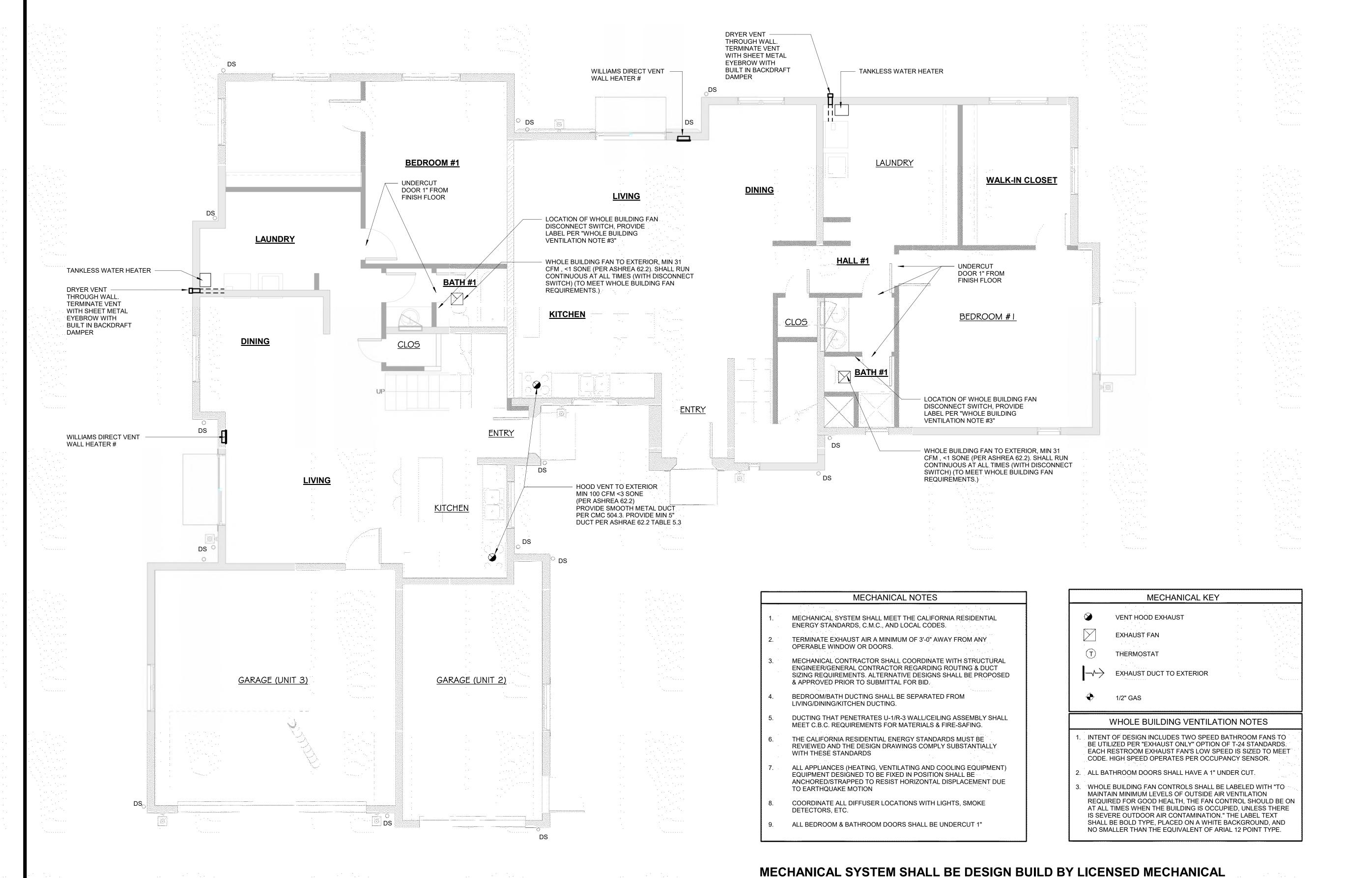
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Project #
Project Manager

Scale
As indicated
PrintDate

(B) M-2.1

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FIRST FLOOR MECHANICAL PLAN - BUILDING B

1/4" = 1'-0"

PLAN NORTH

CONTRACTOR. THIS SHEET IS PROVIDED AS A LAYOUT ONLY.

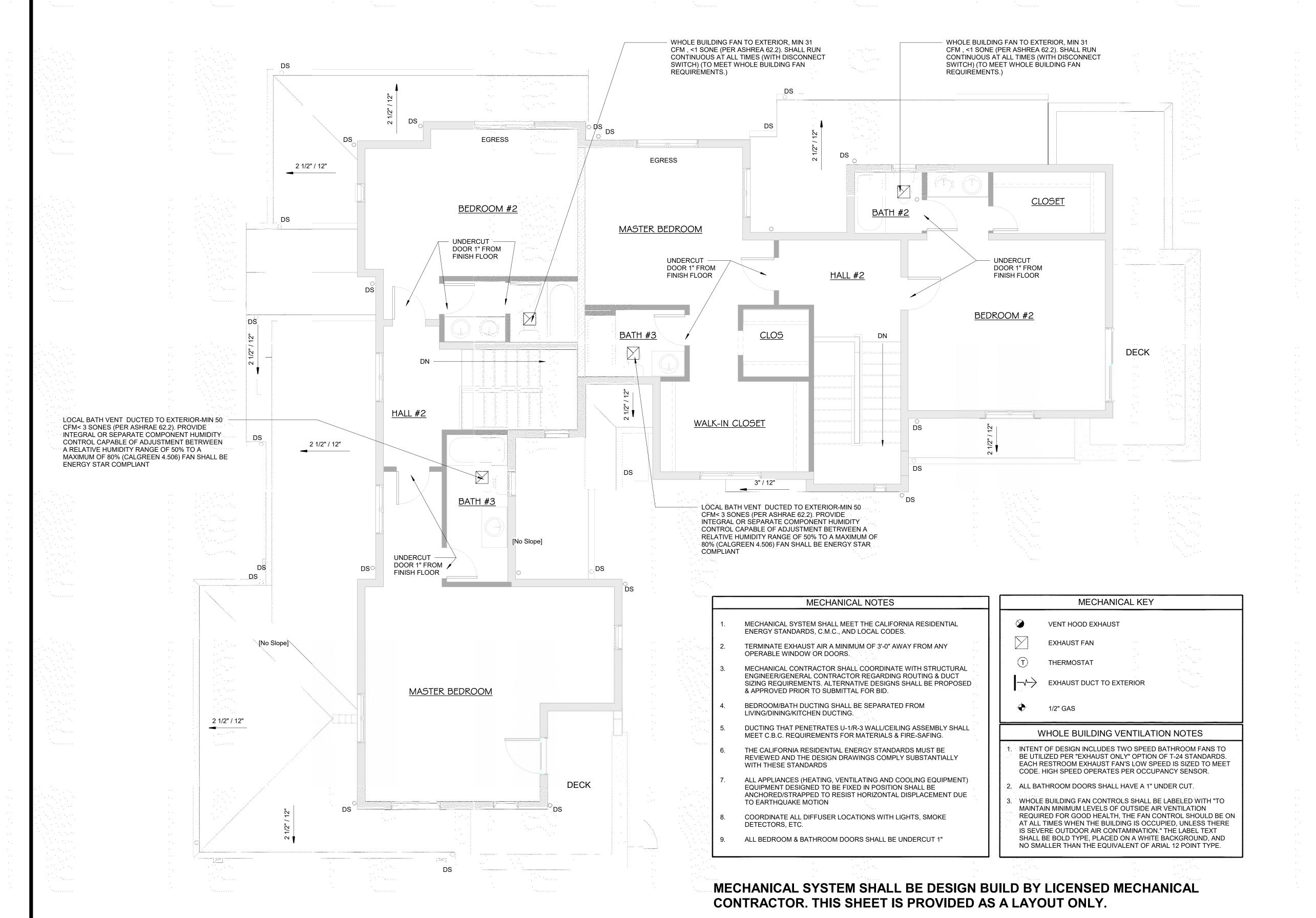
Revision Schedule

Project #
Project Manager

Scale
As indicated
PrintDate
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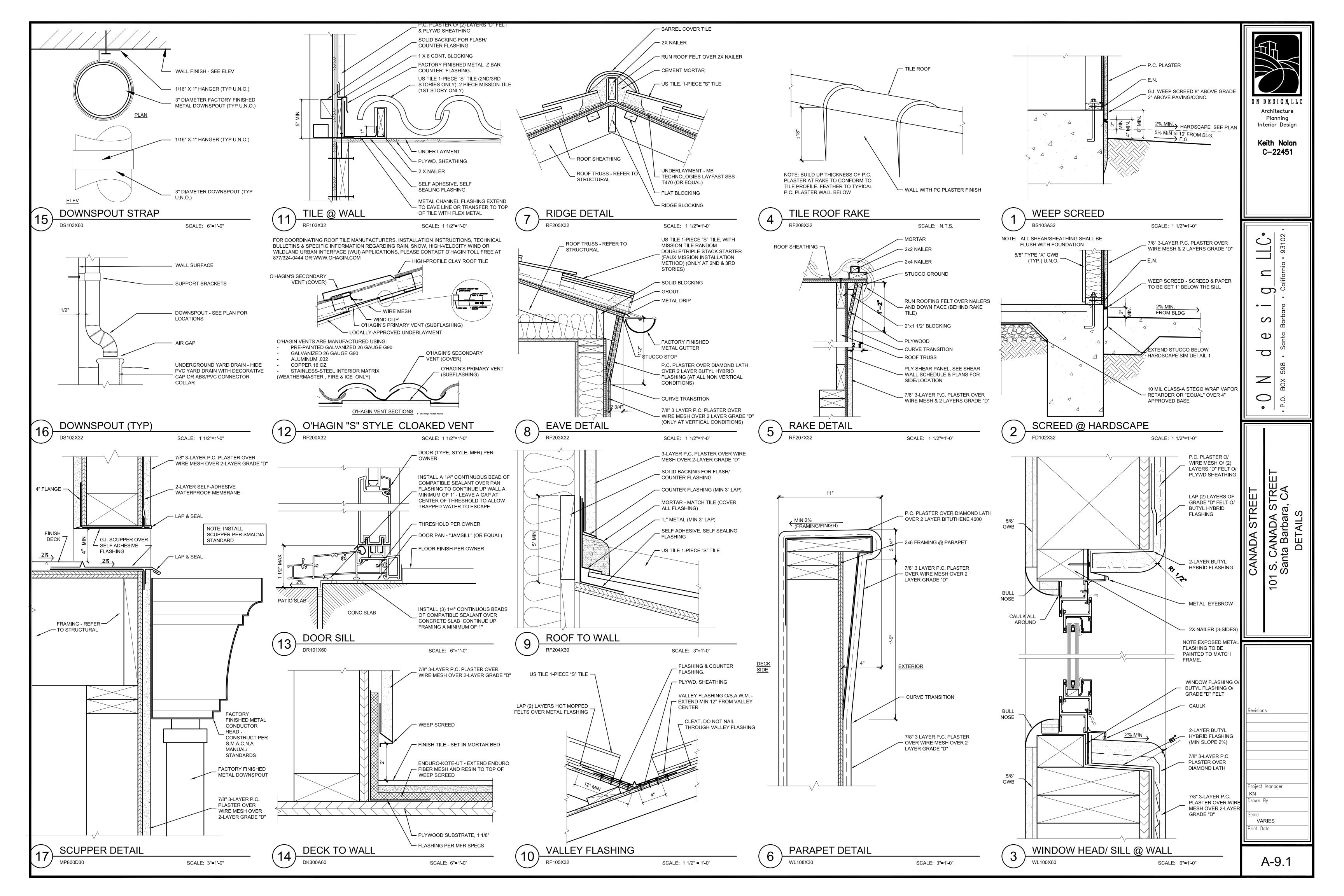
PLAN NORTH

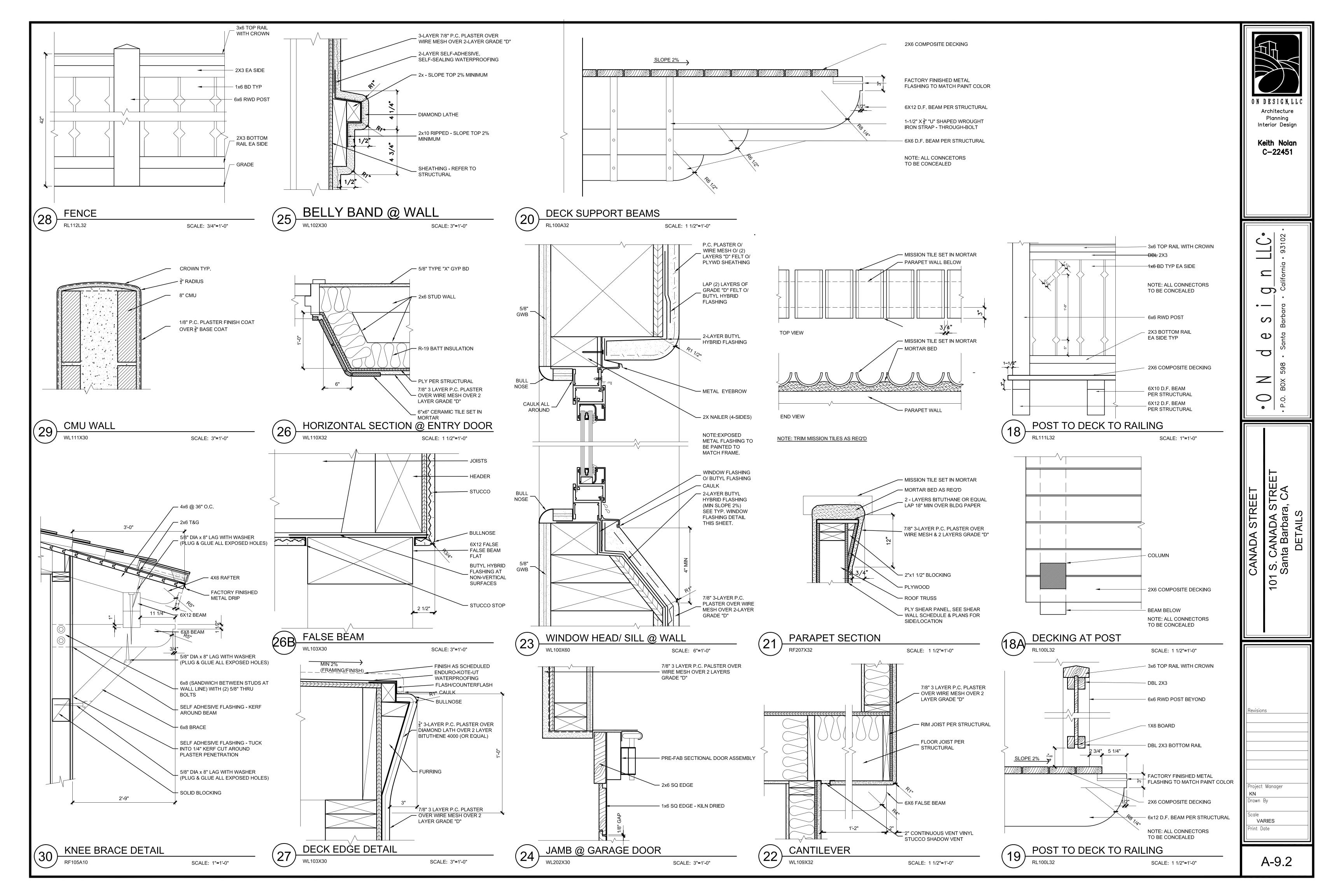
(B) M-2.2



SECOND FLOOR MECHANICAL PLAN - BUILDING B

1/4" = 1'-0"



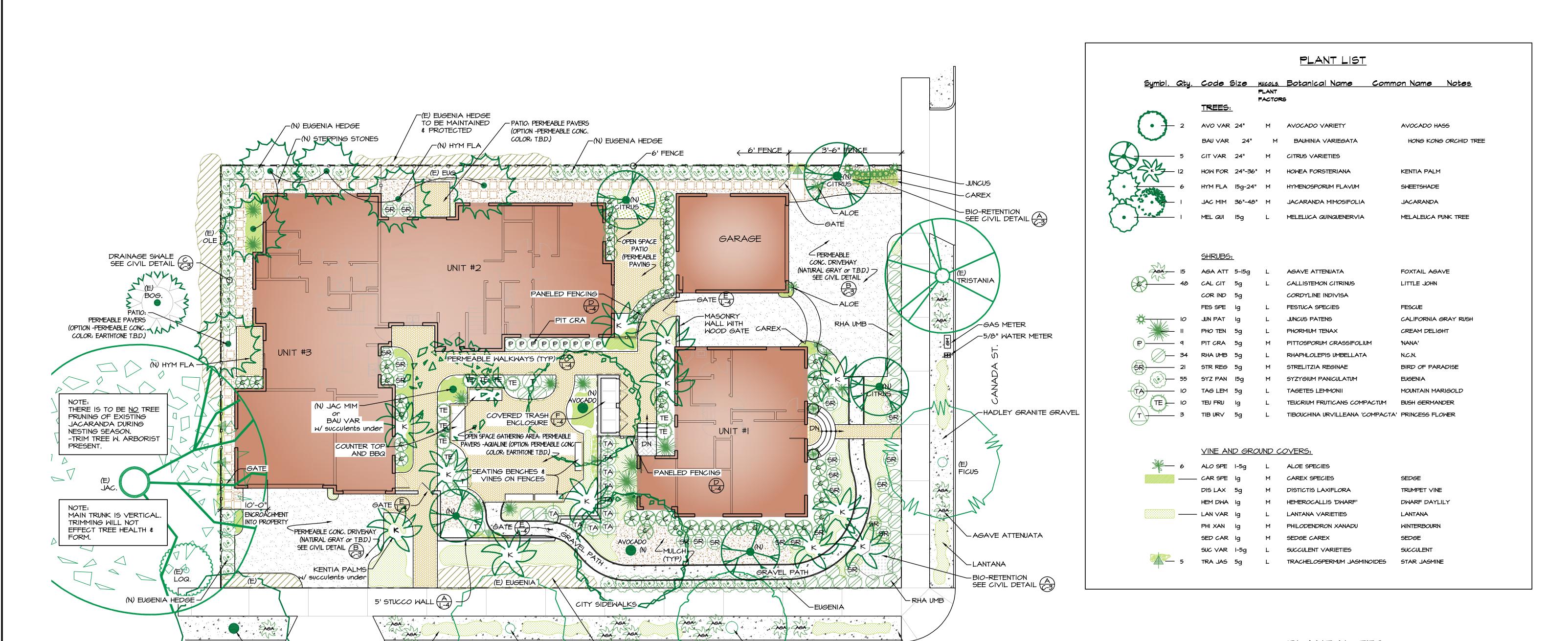


- planting per Arch

inal approval

|"=|0'-0"

XXX



(E) EUC. FIC.

(STREET TREES)

-MULCH OR D.G.

PARKWAYS

UNDER PLANTING IN

PLANTING AREA

NORTH

SCALE: I" = 10'-0"

TOTAL PROPOSED LANDSCAPE AREA = 8,238 ft.sq. - 63%

IMPERVIOUS LANDSCAPE AREA = 122 ft.sq. - 1%

OPEN SPACE GATHERING COURTYARD = +2,065 Sq.Ft.

LANDSCAPE AREA CALCULATIONS:

TOTAL SITE AREA = 13,050 ft.sq.

PERVIOUS WALKWAYS / DRIVEWAYS = 3,280 ft.sq. - 25% OPTION PERMEABLE PAVER or PERMEABLE CONCRETE

= 4,221 ft.sq. - 33%

PLANT NOTES

- CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION WITH OWNER FOR LOCATION OF UNDERGROUND UTILITIES.
- 2. PLANT LIST IS FOR CONVENIENCE OF CONTRACTOR. PLAN IS TO PREVAIL AND LANDSCAPE ARCHITECT AND OWNER TO MAKE FINAL ADJUSTMENTS AS NECESSARY.
- 3. CONTRACTOR TO BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANTED AREA.
- 4. IRRIGATION TO BE COORDINATED WITH PLANTING PLAN.
- 5. ALL PLANTER AREAS SHALL BE AMENDED WITH 4 CU. YDS. OF FOREST HUMUS MULCH AND 150 LBS. OF GRO-POWER PLUS, PER 1,000 SQ. FT. OF PLANTED AREA. PLANTER MIX TO BE 50% NATIVE MIX SOIL AND 50% PLANTER MIX ABOVE FOR ALL BACK FILL OF NEW PLANTS.
- 6. PLANT MATERIAL MAY BE SUBJECT TO CHANGE AS PER OWNER OR LANDSCAPE ARCHITECTS DISCRETION.
- ANY CLARIFICATION OR QUESTIONS ON PLANS, SPECIFICATIONS AND DETAILS SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH WORK.
- 8. ALL PLANTER AREAS TO BE TOP DRESSED WITH SHREDDED CEDAR/ REDWOOD MULCH AT A MINIMUM DEPTH 3".
- 9. ALL TREES SHALL BE PLANTED IN DEEP ROOT BOXES. (TYP.) IF WITHIN 6FT. OF WALL, WALK, PATIO, PARKING
- IO. ALL PLANTING TO HAVE GOPHER BASKETS.
- II. THERE IS TO BE NO PRUNING OF THE EXISTING JACORANDA, THAT ENCROACHES INTO THE PROPERTY, DURING NESTING SEASON.



LANTANA -/

CARPINTERIA ST.

LANDSCAPE LAYOUT PLAN

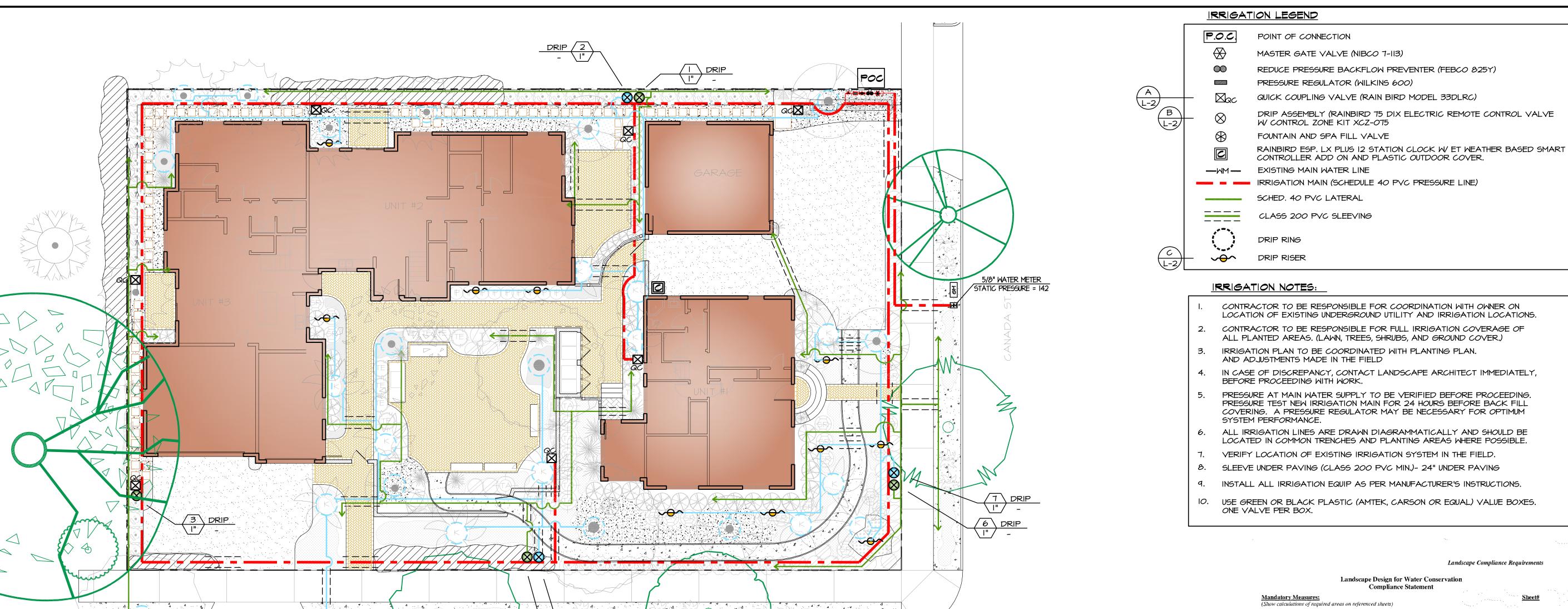
(E) MELALUCA

-(E) EUGENIA HEDGE

PROTECTED

TO BE MAINTAINED

5/30/19 |"=|0'-0" ×× XXX



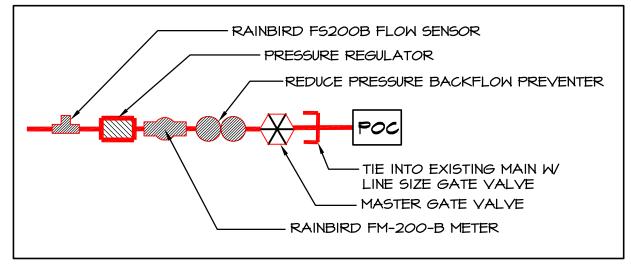
SCALE: I" = 10'-0"

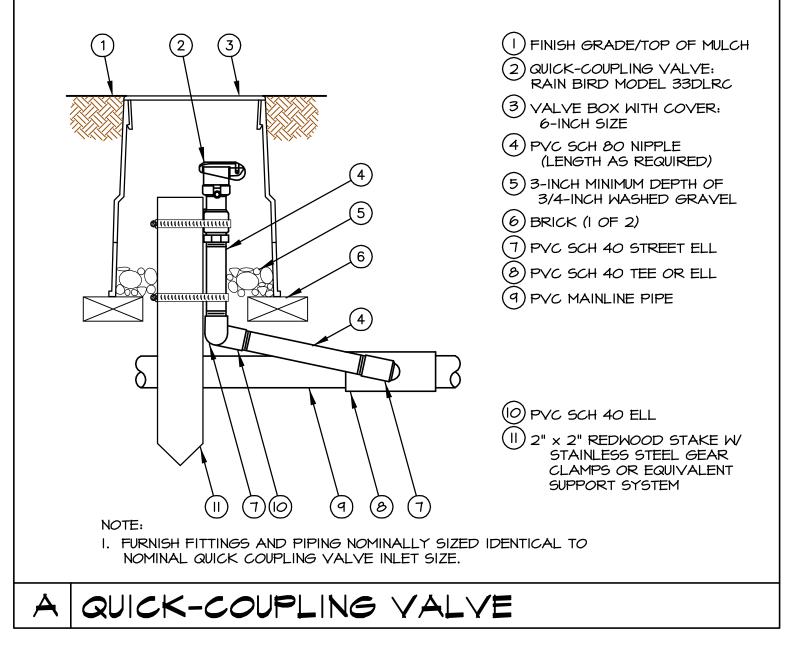
LATERAL SCHEDULE (SIZE CHART)

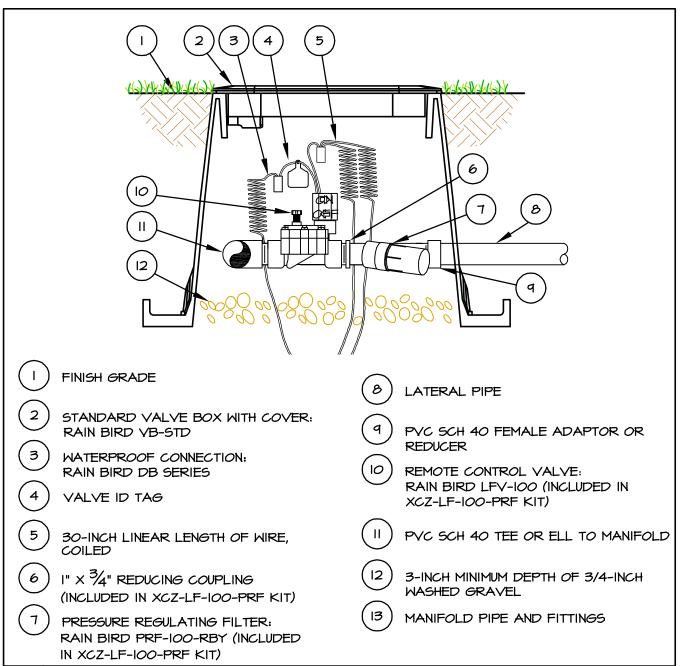
IRRIGATION PLAN

GPM	PVC CLASS 40 PIPE SIZE
I-4 - 0	1/2"
5-8 9-12	3/4"
4-12 12-22	1
22-30	- /4" - /2"
30-45	2"
45 & UP	2-1/2"

POINT OF CONNECTION BLOW-UP DETAIL







B DRIP CONTROL ZONE KIT

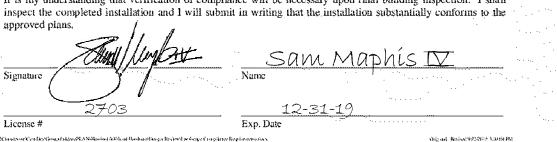
- LOCATION OF EXISTING UNDERGROUND UTILITY AND IRRIGATION LOCATIONS.
- CONTRACTOR TO BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANTED AREAS. (LAWN, TREES, SHRUBS, AND GROUND COVER.)
- IRRIGATION PLAN TO BE COORDINATED WITH PLANTING PLAN.
- IN CASE OF DISCREPANCY, CONTACT LANDSCAPE ARCHITECT IMMEDIATELY,
- PRESSURE AT MAIN WATER SUPPLY TO BE VERIFIED BEFORE PROCEEDING. PRESSURE TEST NEW IRRIGATION MAIN FOR 24 HOURS BEFORE BACK FILL COVERING. A PRESSURE REGULATOR MAY BE NECESSARY FOR OPTIMUM
- LOCATED IN COMMON TRENCHES AND PLANTING AREAS WHERE POSSIBLE.
- VERIFY LOCATION OF EXISTING IRRIGATION SYSTEM IN THE FIELD.
- SLEEVE UNDER PAVING (CLASS 200 PVC MIN.)- 24" UNDER PAVING
- INSTALL ALL IRRIGATION EQUIP AS PER MANUFACTURER'S INSTRUCTIONS.
- 10. USE GREEN OR BLACK PLASTIC (AMTEK, CARSON OR EQUAL) VALUE BOXES.

Landscape Compliance Requirements

Landscape Design for Water Conservation

	Compliance Statement		
M	andatory Measures:		Sheet
(S	how calculations of required areas on referenced sheets)		
	No turf in parkways, medians or other areas with any dimension of < 8 feet		<u>L-I</u>
	No turf on >20% stope		<u>L-I</u>
	Residential, mixed-use & institutional projects have ≥80% of site's total landscapuse plants (including existing and to-remain landscaping in calculation); Commercial projects have 100% of landscaped area planted with water wise plant	•	<u>L-I</u>
	Three inches of mulch, specified as required		<u> </u>
******	Areas of sprinkler coverage avoids overspray and runoff, including optimum dist uniformity, head-to-head spacing and sethacks from walkways and pavement	ribution	N/A
	Sprinklers have matched precipitation rates within each valve and circuit		N/A
	Valves separated for individual hydrozones based on plant water needs and sun/s	hade requirements	L-2
	Weather based irrigation controller with a rain shutoff sensor for the entire irrigatincluding an automatic irrigation system	ion system if	<u>L-2</u>
	Areas less than 8' wide irrigated only with bubblers, rotating nozzles on pop-up to surface, or drip irrigation	odics, sub-	<u>L-2</u>
	Drip/low volume irrigation system on >25% of landscaped area	*	<u>L-2</u>
	Check valves (inline or integrated) located to prevent unwanted draining of irriga	tion lines	<u>L-2</u>
	Pressure regulator(s) scheduled for mainline(s) if necessary, inline regulators at e	ach valve	<u>L-2</u>
******	Grading encourages water retention and infiltration by preserving open space and depressed areas/swales	creating	<u>N/</u>
	Grading mimics natural, pre-development hydrologic flow paths and maintains at width of flow paths in order to decrease flow rates	nd/or increases the	N/A

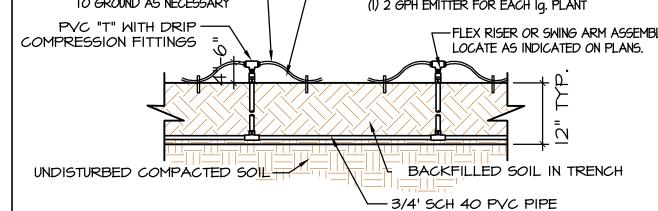
I state that I am familiar with the Landscape Design Standards for Water Conservation as most recently adopted by the Santa Barbara City Council and that the landscape design for this project complies with those standards. It is my understanding that verification of compliance will be necessary upon final building inspection. I shall



Page 2 of 2

City of Santa Barbara Planning Counter / 630 Garden St. / (805) 564-5578

- (6) 2 GPH EMITTERS FOR EACH 24" BOX 1/2"- 5/8" DRIP POLY TUBING RUN -ON GROUND TO ALL GROUND (4) 2 GPH EMITTERS FOR EACH 15g. PLANT COVER & PLANTS. STAPLE ANCHOR (2) 2 GPH EMITTERS FOR EACH 5g. PLANT TO GROUND AS NECESSARY (1) 2 GPH EMITTER FOR EACH Ig. PLANT — FLEX RISER OR SWING ARM ASSEMBLY. \ LOCATE AS INDICATED ON PLANS.



DRIP RISER DETAIL

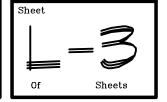
The landscape architect and his consultants do not warrant or guarantee the accuracy and completeness of the work product, the landscape architect shall be promptly notified so that he may have the opportunity to take whatever steps necessary to resolve them. Failure to promptly notify the landscape architect of such conditions shall absolve the landscape architect from any responsibility for the consequences of such discrepancies. Actions without the knowledge and consent of the landscape architect or in contradiction to the landscape architects work product or recommendations shall become the responsibility not of the landscape architect but of the parties responsible taken such action. This plan and design are the exclusive property of Earthform Design and cannot be used or reproduced without the landscape architects written consent.

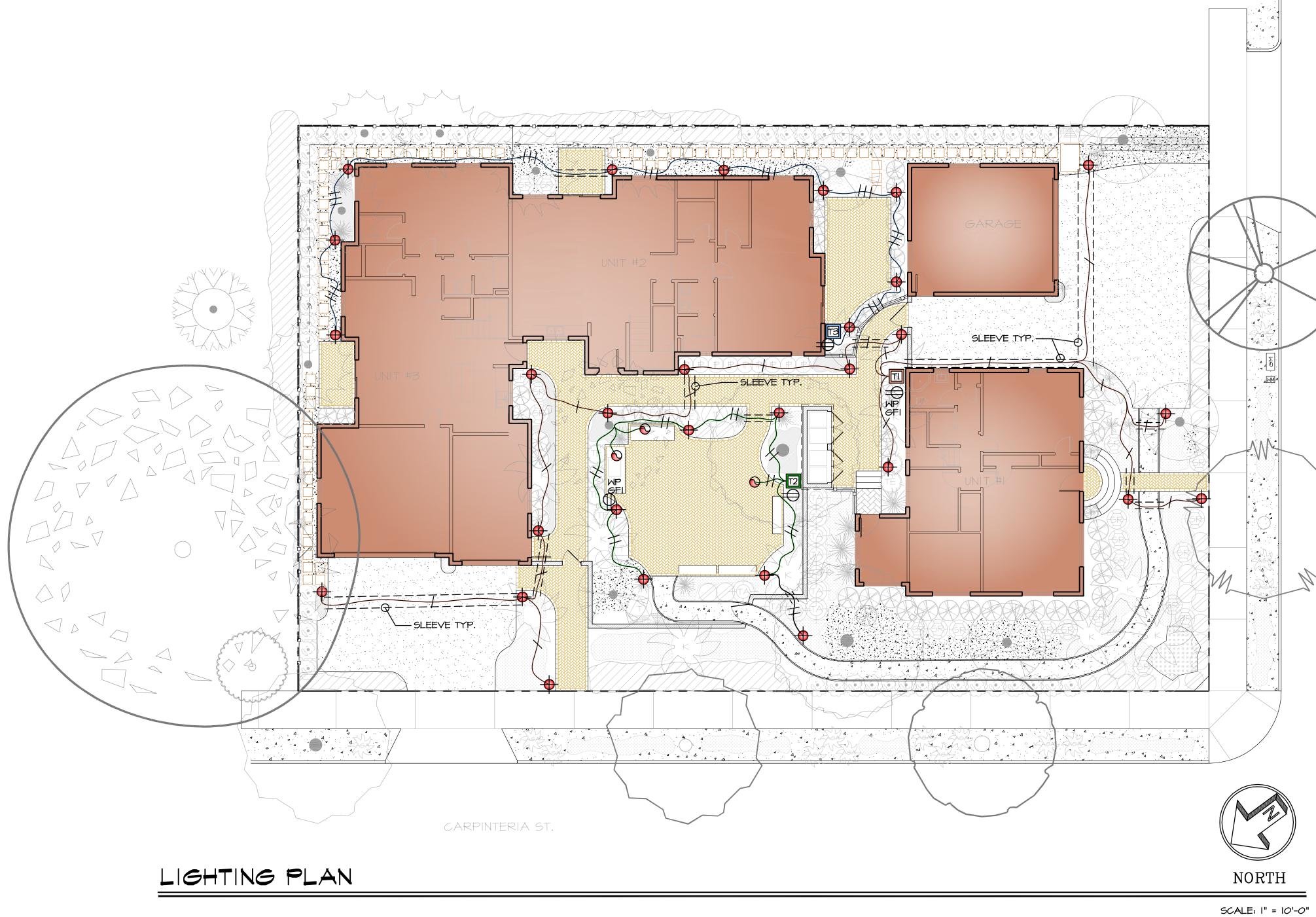
CARPINTERIA ST

5/30/19 "=|0'-0"

××

XXX





<u>LIGHTING LEGEND</u>

SYMB <i>O</i> L	QTY.	DESCRIPTION
T#	3	LOW VOLTAGE TRANSFORMER -FX STAINLESS STEEL W. PHOTO CELLS, TIMER CONTROLS & SWITCH OVER RIDES. -VERIFY W. ELECTRICIAN
₩P GFI	4	120V GFI, WATERPROOF OUTLET -PROVIDE AT LOCATIONS SHOWN.
\$	-	LANDSCAPE LIGHT SWITCHES -IN UNITS, VERIFY WITH ELECTRICIAN
(A) O	3	FX-LUMINAIRE MODEL # DE-6LED-BZ (OPTION) BK-DELTA STAR THIS FIXTURE CAN ALSO BE USED AS DOWN LIGHTS ON TREES W/ ADJUSTABLE NYLON WEBING STRAPS -HIDE WIRES IN TREES & STAPLE TO TRUNK DISCRETIONARY
(B) +	25	FX-LUMINAIRE MODEL # FG-6LED-BZ LOW VOLTAGE LED PATH LIGHTS
1		LOW VOLTAGE WIRE 10/2 IN PVC CONDUIT TYP.
=====		ALL WORK UNDER PAYING TO SLEEVED & SLEEVED TO THE FIXTURE

LIGHTING INSTALLATION NOTES

- I.) ALL SYSTEMS SHALL HAVE SWITCH OVERRIDE CAPABILITY
- 2.) LOCATE ALL LOW VOLTAGE WIRES IN CONDUIT. BURY A MIN. OF 3".
- 3.) ALL CABLE IS TO BE APPROPRIATELY SIZED PER LENGTH OF RUN, VERIFY WITH ELECTRICIAN.

FX-LUMINAIRE MODEL # FG-6LED-BZ PATH LIGHT



FX-LUMINAIRE MODEL # DE-6LED-BZ DOWN LIGHT



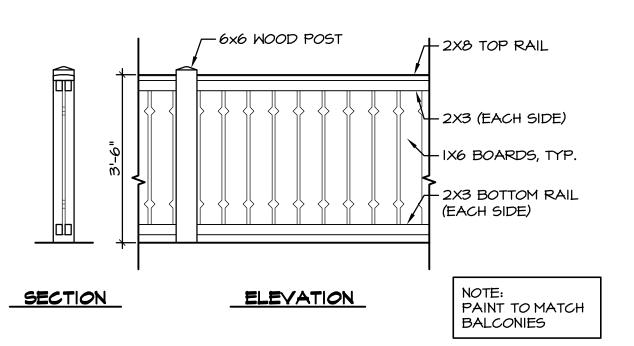
(AI) -(option) BK DELTA STAR DOWN LIGHT



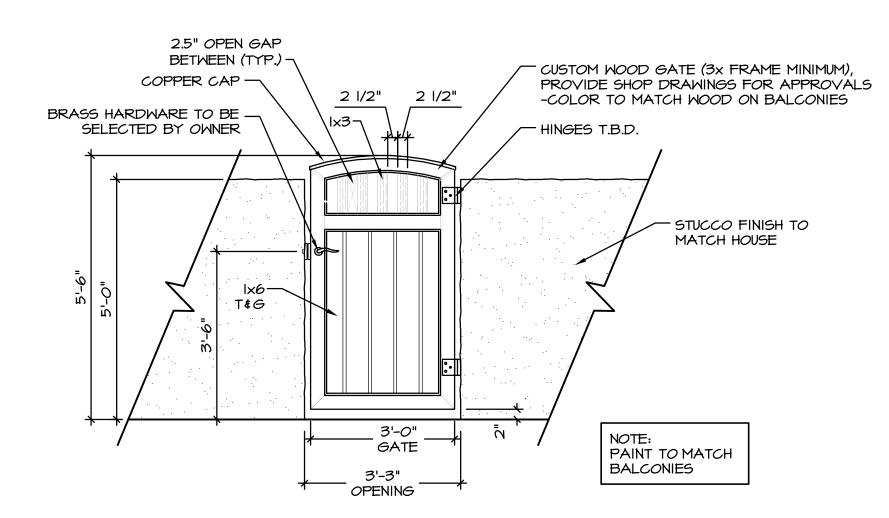
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5/30/19 VARIES

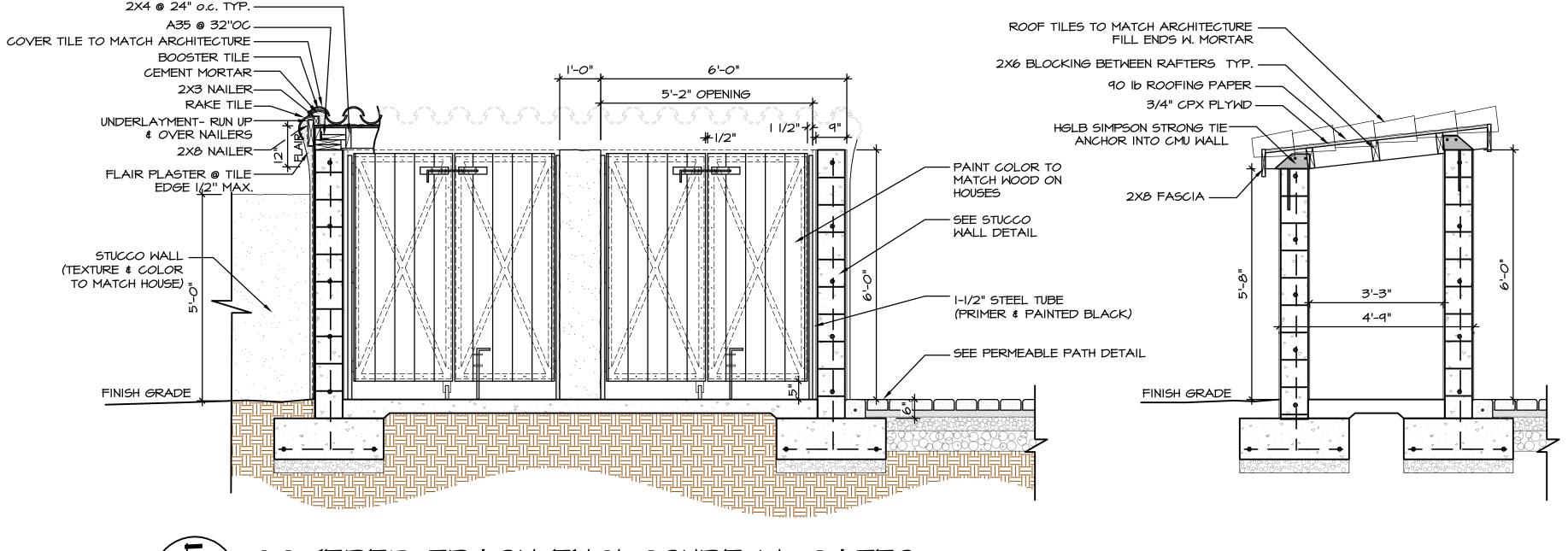
NOT



WOOD PANEL SCREEN FENCE COLOR T.B.D. by OWNER & ARCH. SCALE: 1/2"=1'-0"

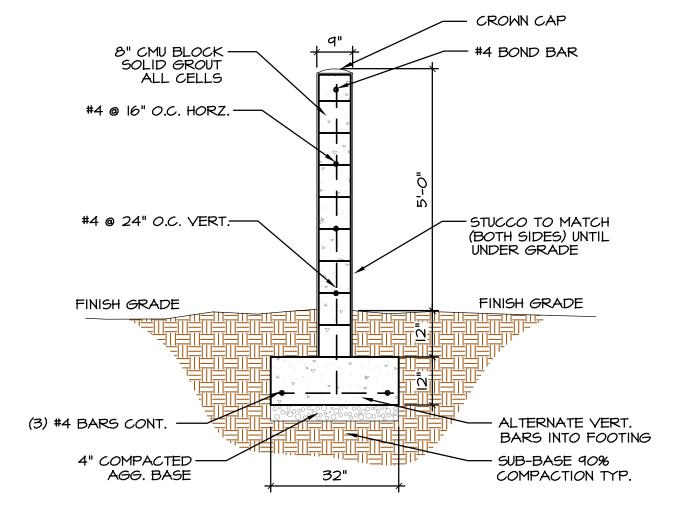






COVERED TRASH ENCLOSURE W. GATES

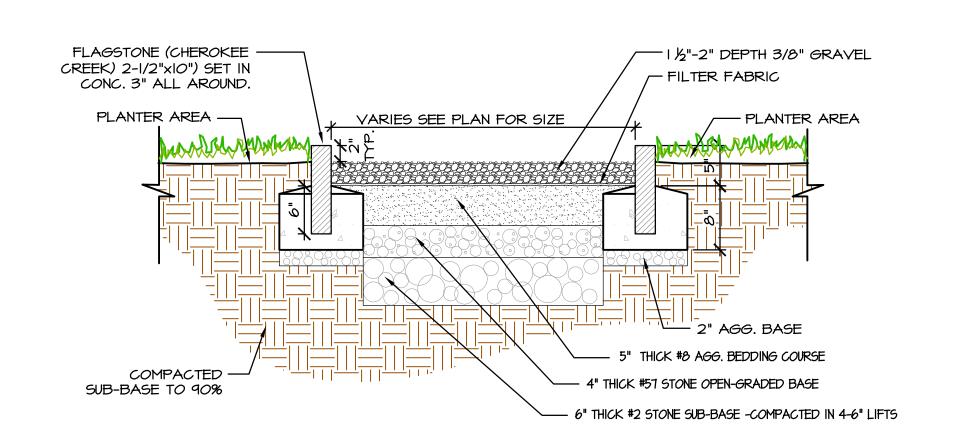
SCALE: 1/2"=1'-0"



L-5

5FT. FREE-STANDING WALL (TYP)

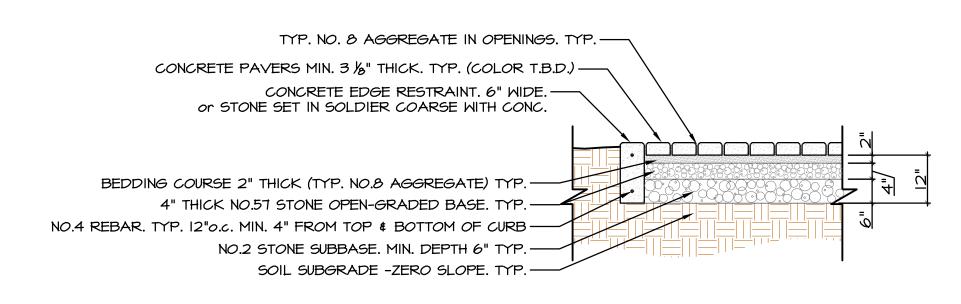
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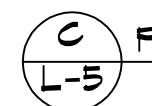




GRAVEL PATH & STONE HEADER

SCALE: |" = 1'-0"





PERMEABLE PAVERS -or 8" OF PERMEABLE CONC.

SCALE:1/2"=1'-0"

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